

INVITATION TO SUBMIT PROPOSAL FOR SALE OF LAND

The State of Connecticut, Department of Public Works invites interested parties to submit proposals in response to the following needs of the Judicial Branch in the City of Torrington through 4:00 p.m. November 23, 2004. An offer to sell to the State a parcel of land with a minimum of 3.75 contiguous acres or a minimum of 2.75 contiguous acres with a 1 acre parcel within 500 feet on which the State Department of Public Works would construct a courthouse of approximately 160,000 square feet. Such site must meet the following criteria:

1. Frontage on a public street or highway having adequate capacity to carry the traffic generated by a courthouse.
2. Located in an area zoned for non-residential uses. Preferences will be given to sites located within close proximity to public transportation and other than high-density residential areas.
3. Served by public utilities, including water and sewer systems of sufficient capacity to meet the minimum requirements of a 8" –12" water main with 1500 GPM and 6" – 8" sewer lateral.
4. Reasonably free from physical encumbrances which would tend to limit or make difficult the development of the site and facility.
5. Shaped and bounded in a configuration suitable for the construction of a structure containing a 30,000 square foot footprint and parking for approximately 400 cars surface parking or a parking garage.
6. Topography should have no more than a 5% slope.

Proponents offering a site for sale to the State on which to build the courthouse must include all of the following items in their proposals:

1. A site survey showing boundary divisions, land area in square feet, current zoning and public utilities serving the site.
2. A map showing existing topography with contour intervals of not less than five feet.
3. A map showing any special physical characteristics, including wetlands, floodplains, rock outcroppings and the location of any existing buildings.
4. Names and addresses of all persons holding ownership or beneficial interest in the property; proponents must also submit a copy of the current deed. Proponents will also be required to sign gift affidavits to be included in their submission.

5. Names of abutting owners.
6. A description of any liens mortgages easements and other legal encumbrances on the property.
7. A firm price proposal for conveying to the State the marketable title in fee simple under a warranty deed.
8. Submit any and all existing environmental reports, permits, etc.
9. All proponents are advised that selection of a site is subject to all state approvals, including but not limited to: State Property Review Board, CEPA, Attorney General and the Office of Policy and Management.

Proposals should be addressed exclusively to:

State of Connecticut
Department of Public Works
State Office Building
165 Capitol Avenue Room, G-35
Hartford CT 06106
Attn: Bidding and Contracts Section
Solicitation number: PP-28
(Three copies are to be submitted)

Proposals must be submitted in sealed envelopes marked Solicitation PP-28. The submission of a proposal shall not bind the State nor does it constitute a competitive bid. The State reserves the right to reject any and all proposals not in the best Interest of the State of Connecticut. Faxed proposals are not acceptable.

State of Connecticut
James T. Fleming, Commissioner
Department of Public Works



State Releases Possible Courthouse Locations

The City of *Torrington*, Connecticut

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The State of Connecticut released the following list of potential sites that were submitted in response to a Department of Public Works' Request for Proposal (RFP) that met the minimal site requirements as set forth in the RFP:

Nickerson Site - Intersection of Winsted Road and Burr Mountain Road
Timken Site - 59 Field Street and adjacent parcel across Clark Street
O&G Site - Intersection of Kennedy Drive and Alvord Park Road
Nidec Site - 100 Franklin Drive
Ricci Site - 341 and 371 Pinewoods Road
Main Street Site - 408, 422, 432, 442, 452, 456 Main Street and Grove Street
Kelley Site - 136 Water Street and adjacent municipal parking lot at the intersection of John Street and Church/ Mason Street.

The project consists of the construction of the Litchfield Judicial District Courthouse with associated improvements in Torrington. The approximate 160,000 square foot new Courthouse is proposed to consolidate and house the Civil, Criminal, Family, and Juvenile Matters Divisions of the Litchfield Judicial District.

There will be a **Public Scoping Meeting** for this project on **March 23, 2005 from 7:00-9:00 PM** at the **Torrington City Hall Auditorium**.

The public may submit written comments regarding the Courthouse projects until March 28, 2005.

Written comments should be sent to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, CT 06106
Fax 860-706-5093
joseph.mcmahon@jud.state.ct.us

For questions about the public meeting or about the scoping of the project, contact:

David Wlodkowski, Project Manager
Department of Public Works
165 Capitol Avenue, Room 460
Hartford, CT 06106
Ph 860-713-5934
Fax 860-713-7270
david.wlodkowski@po.state.ct.us

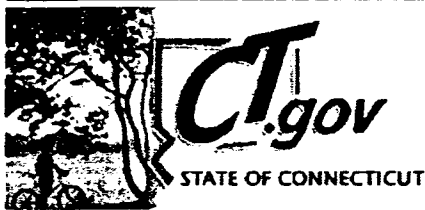
Please [click here](#) to view the full notice as published in the Environmental Monitor, the official site for project information under the CT Environmental Policy Act.

Last Updated: Tuesday, Feb 22 2005

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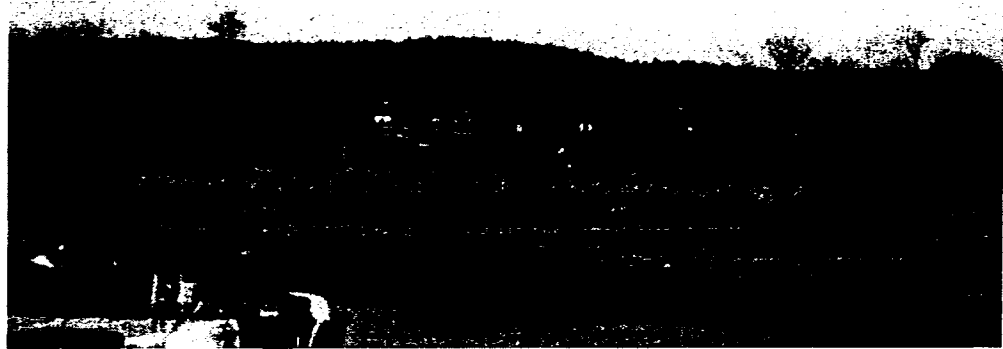
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Connecticut
Council on
Environmental
Quality
79 Elm Street
Hartford, CT 06106

Phone:
(860) 424-4000
Fax:
(860) 424-4070

Karl J. Wagener,
Executive Director
E-Mail Address:
karl.wagener@po.state.ct.us

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ENVIRONMENTAL MONITOR

The official site for project information under the Connecticut Environmental Policy Act

February 22, 2005

Scoping Notices

1. **NEW!** Great Path Academy Magnet School and 500 New Parking Spaces at Manchester Community College (Manchester)
2. **NEW!** Proposed Litchfield Judicial District Courthouse at Torrington (Torrington)

Environmental Impact Evaluations available for review and comment

1. New Interim Rail Car Maintenance Facility (New Haven)

The next issue will be published on March 8, 2005.
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Scoping Notices

Scoping Notices have been issued for the following state projects. These projects are in the earliest stages of planning. At the scoping stage, detailed information on a project's design, alternatives, and environmental impacts does not yet exist. Sponsoring agencies are asking for comments from other agencies and from the public as to the scope of alternatives and environmental impacts that should be considered for further study. Send your comments to the contact person listed for the project by the date indicated.

1. Notice of Scoping for Great Path Academy Magnet School and 500 New Parking Spaces at Manchester Community College (MCC)

Municipality: Manchester

Address of Project Location: 161 Hillstown Road (Great Path), Manchester, Connecticut 06045

Description of Projects: The Board of Trustees of Community-Technical Colleges (BOTCTC) is proposing the following two separate projects to be covered under one Environmental Impact Evaluation:

1) Construction of a 74,500 gross square foot (approx.) Great Path Academy magnet school at MCC. The existing Great Path Academy is an inter-district magnet school housed in the Lowe Building of MCC and is operating under the model of middle college high schools. The existing number of students is 83; however, the construction of the magnet school would accommodate approximately 350 students. As a result of the magnet school construction, this project includes replacement parking for MCC and approximately 108 new parking spaces for the Academy.

2) BOTCTC and MCC anticipate the need for approximately 500 new parking spaces within the MCC campus to accommodate existing and future MCC student enrollment.

Project Maps: [Click here to view a map of the project areas.](#) [Click here to view a general street map to MCC.](#)

Written comments from the public are welcomed and will be accepted until the close of business on: March 24, 2005

Any person can ask the sponsoring agency to hold a Public Scoping Meeting by sending such a request to the address below. If a meeting is requested by 25 or more individuals, or by an association that represents 25 or more members, the sponsoring agency shall schedule a Public Scoping Meeting.

Written comments and/or requests for a Public Scoping Meeting should be sent to:

Name: John Kraemer, AIA
Agency: Office of the Board of Trustees of Community-Technical Colleges
Address: 61 Woodland Street
Hartford, Connecticut 06105
Phone: (860) 244-7641
Fax: (860) 566-6624
E-Mail: jkraemer@commnet.edu

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

Name: Joel Baranowski, Project Manager
Agency: Department of Public Works
Address: 165 Capitol Avenue
Room 463
Hartford, Connecticut 06106
Phone: (860) 713-5612
Fax: (860) 713-7261
E-Mail: joel.baranowski@po.state.ct.us

The agency expects to release an Environmental Impact Evaluation for this project, for public review and comment, in June 2005

2. Notice of Scoping for Proposed Litchfield Judicial District Courthouse at Torrington

Municipality where proposed project might be located: Torrington

Addresses of Potential Project Locations: The following is the list of potential sites that were submitted in response to a Department of Public Works' Request for Proposal (RFP) that met the minimal site requirements as set forth in the RFP:

<u>Property Owner(s)/Representative(s)</u>	<u>Site Name</u>	<u>Address</u>
N & L Associates	Nickerson Site	Intersection of Winsted Road and Burr Mount
Torrington Company	Timken Site	59 Field Street and adjacent parcel across Cl
O & G Industries	O & G Site	Intersection of Kennedy Drive and Alvord Par
Nidec America Corporation	Nidec Site	100 Franklin Drive
Joseph and Marilyn Ricci	Ricci Site	341 and 371 Pinewoods Road
PRAX LLC, RKX LLC, Carolle Jenkins, Dennis Gouey, and City of Torrington	PRAX Site	408, 422, 432, 442, 452, 456 Main Street and
The Kelly Realty Company, E.J. Kelley Company, and City of Torrington	Kelley Site	136 Water Street and adjacent municipal park intersection of John Street and Church/Masor

Project Description: The proposed action consists of the construction of the Litchfield Judicial District Courthouse (Courthouse) with associated improvements in Torrington, Connecticut. The approximate 160,000 square foot new Courthouse is proposed to consolidate and house the Civil, Criminal, Family, and Juvenile Matters Divisions of the Litchfield Judicial District.

In order to support these Divisions, the proposed action is to provide the following:

- 1 arraignment courtroom
- 2 criminal jury courtrooms
- 6 civil courtrooms (2 civil; 2 family; 1 juvenile/delinquency; 1 juvenile/child protection)
- 2 hearing rooms
- 1 Administrative Judge's chambers

- 6 Resident Judges' chambers
- Court Operations space for: civil, criminal, and juvenile clerk's offices, court reporters and monitors, interpreters, caseload, court service officers, judicial marshals, and support enforcement and victim services
- Court Support Services Division space for: civil intake, adult intake and assessment and supervision, juvenile probation
- Space for State's Attorney, Public Defender, and Attorney General
- Approximately 400 parking spaces

The current Litchfield Judicial District functions are located at the following four locations:

- Judicial District located at 15 West Street, Litchfield, CT (state-owned property)
- Geographical Area 18 located at 80 Doyle Road, Bantam, CT (leased property)
- Juvenile Matters located at 410 Winsted Road, Torrington, CT (leased property)
- Family Services Unit at Litchfield Commons, West Street, Litchfield, CT (leased property)

The proposed new Courthouse would continue to serve the following towns: Barkhamsted, Bethlehem, Bridgewater, Canaan, Colebrook, Cornwall, Goshen, Hartland, Harwinton, Kent, Litchfield, Morris, New Hartford, New Milford, Norfolk, North Canaan, Roxbury, Salisbury, Sharon, Thomaston, Torrington, Warren, Washington and Winchester (Winsted).

Project Maps: Click on the two figures for the general location of the potential sites within the City of Torrington ([Overview North Figure](#)) ([Overview South Figure](#)):

Click on the following site names for more detailed figures for each potential site:

Nickerson Site
Timken Site
O&G Site
Nidec Site
Ricci Site A and Site B
PRAX Site
Kelley Site

Written comments from the public concerning the nature and extent of any environmental impacts of the proposed action are welcomed and will be accepted until the close of business on: March 28, 2005

There will be a Public Scoping Meeting for this project at:

DATE: March 23, 2005

TIME: 7:00 pm to 9:00 pm (doors open at 6:30 pm)

PLACE: Torrington City Hall Auditorium, 140 Main Street, Torrington, Connecticut

NOTES: The purpose of the public scoping meeting is to receive public comments and to provide additional information regarding the proposed action and potential sites. The public may still submit written comments five (5) days following the public scoping meeting.

Written comments should be sent to:

Name: Joseph McMahon, Director of Facilities
Agency: Judicial Branch
Address: 90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093
E-Mail: joseph.mcmahon@jud.state.ct.us

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

Name: David Wlodkowski, Project Manager
Agency: Department of Public Works
Address: 165 Capitol Avenue, Room 460
Hartford, Connecticut 06106
Phone: (860) 713-5934
Fax: (860) 713-7270
E-Mail: david.wlodkowski@po.state.ct.us

The agency expects to release an Environmental Impact Evaluation for this project, for public review and comment in August/September 2005

EIE Notices

The following Environmental Impact Evaluations have been completed by state agencies and are available for review and comment.

1. EIE Notice for New Interim Rail Car Maintenance Facility

Municipality where project is proposed: New Haven, Connecticut

Address of Possible Project Location: New Haven Rail Yard

Project Description: The purpose of the proposed action is to construct a 43,000 square foot interim railroad car maintenance facility in the southwestern side of the New Haven Rail Yard. The facility will be heated and included work pits for maintaining the cars.

Project Map: [Click here to view a map of the project area.](#)

Comments on this EIE will be accepted until the close of business on: March 28, 2005

The public can view a copy of this EIE at: New Haven City Clerks Office - 200 Orange Street, New Haven, CT; New Haven Free Public Library - 133 Elm Street, New Haven, CT; South Central Regional Council of Governments - 127

Washington Avenue - 4th floor West, North Haven, CT; Connecticut Department of Transportation Office of Environmental Planning - 2800 Berlin Turnpike - Room 2155 - Newington, CT.

There is a public hearing scheduled for this EIE on:

DATE: Thursday March 3, 2005

TIME: 7:00 pm

PLACE: South Central Regional Council of Governments - 127 Washington Avenue - 4th Floor West, North Haven, CT

Send your comments about this EIE to:

Name: Edgar T. Hurle

Agency: Connecticut Department of Transportation

Address: 2800 Berlin Turnpike - Room 2155
Newington, CT 06131-7549

E-Mail: Edgar.hurle@po.state.ct.us

If you have questions about the public hearing, or where you can review this EIE, or similar matters, please contact:

Name: Keith T. Hall

Agency: Connecticut Department of Transportation

Address: 2800 Berlin Turnpike - Room 2155-Newington,
CT 06131-7549

E-Mail: Keith.Hall@po.state.ct.us

Phone: 860-594-2926

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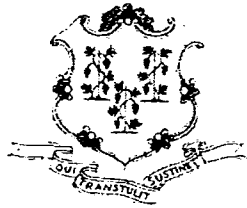
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Public Scoping Meeting for Proposed Litchfield Judicial District Courthouse at Torrington, CT



March 23, 2005



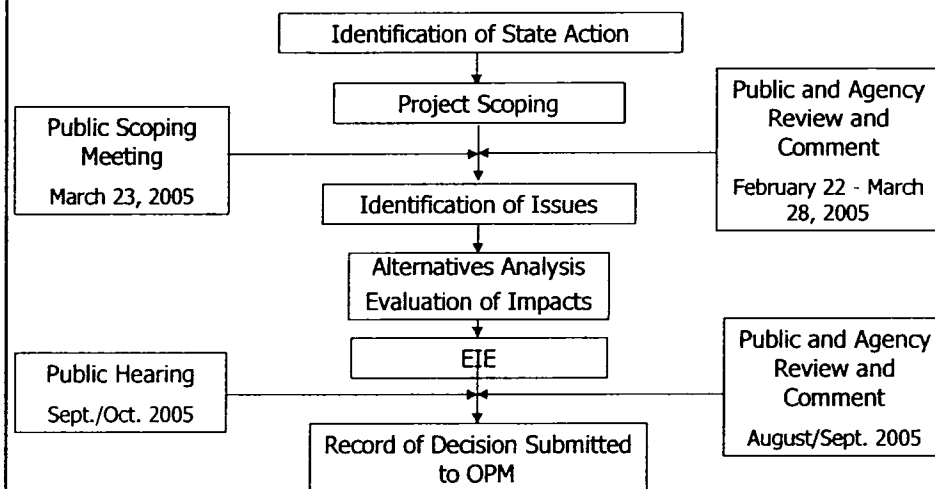
Tonight's Agenda

- Introduction and Project Background:
 - *Dave Wlodkowski, CT DPW*
- Project Overview:
 - *Baystate Environmental Consultants*
- Public Comments:
 - *State and Local Officials*
 - *Citizens*
- Concluding Comments: *CT DPW*

Purpose of Meeting

- To inform state agencies and public regarding the Proposed Action – new Litchfield Judicial District Courthouse at Torrington
- To describe potential sites under consideration for the Proposed Action
- To solicit oral and written comments regarding the potential impacts that might result from the Proposed Action

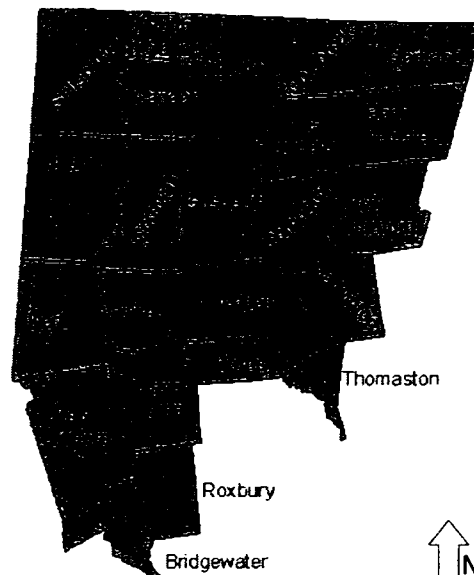
CEPA Process



Purpose and Need

- Purpose:
 - To develop a modern and efficient facility to meet essential existing and future functions and needs of the Litchfield Judicial District
 - To meet the legislative mandate of Special Act 04-02 pertaining to the courthouse

Litchfield Judicial District



Existing Facilities



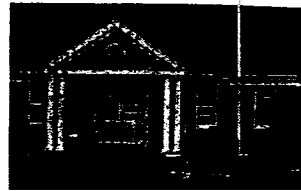
Litchfield
Courthouse -
Judicial
District (JD)



Bantam School Facility Complex -
Geographic Area 18 (GA 18)



410 Winsted Road,
Torrington - Juvenile Matters



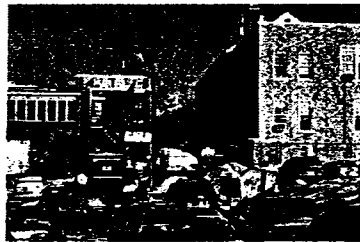
Litchfield Commons -
Family Services

Problems at Existing Facilities

- Lack of appropriate space
 - Lack of courtroom and caseload space leads to delays
 - Lack of sufficient conference room space
 - Hearings often held in inappropriate areas
 - Steady increase in case-load anticipated
- Security
 - Lack of separate and secure circulation systems for staff, public and detained persons in all facilities
- Deficient Building Conditions

Problems at Existing Facilities (continued)

- Communications
 - Lack of sufficient telephone and data exchange infrastructure
- Productivity
 - Travel distances among court facilities
 - Inefficient facility configurations due to lack of space



Proposed Action

- Construction of the Litchfield Judicial District Courthouse with associated improvements in Torrington, CT
- Approximately 160,000 SF building with 400 parking spaces
- Consolidation of four existing courthouse locations housing the following courts:
 - Civil
 - Criminal
 - Family
 - Juvenile Matters

Courthouse Facility Requirements:

- 1 arraignment courtroom
- 2 criminal jury courtrooms
- 6 civil courtrooms (2 civil, 2 family, 1 juvenile/delinquency, 1 juvenile/child protection)
- 2 hearing rooms
- 1 Administrative Judge's chambers
- 6 Resident Judge's chambers
- Court operations
- Court Support Services Division
- Space for State's Attorney, Public Defender and Attorney General

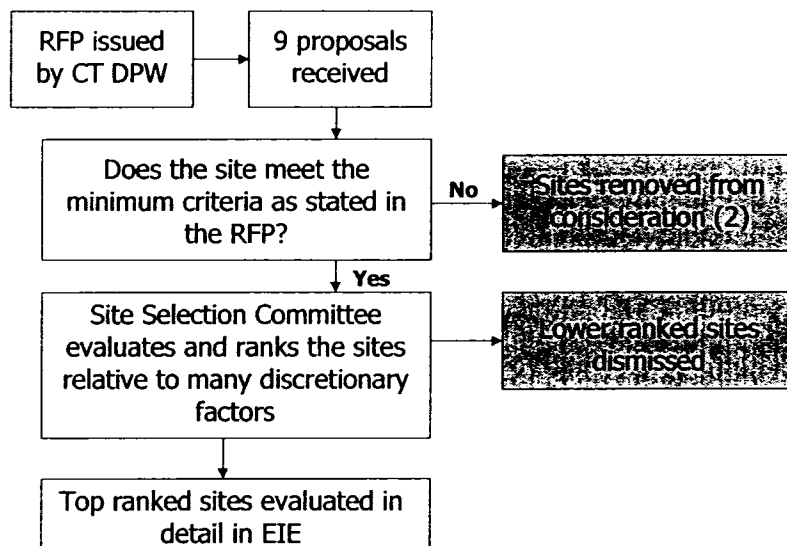
Employees and Visitors

- 137 employees at current facilities
 - Judges
 - Staff
 - Marshals and Police
- 200 visitors to courthouse per day
 - Jurors
 - Attorneys
 - Litigants

Potential Alternatives

- “No-build”
- Upgrades to Existing Facilities
- New Courthouse in Torrington, CT

Site Screening Process



Site Selection Criteria

- Minimum of 3.75 contiguous acres or 2.75 contiguous acres with a 1 acre parcel within 500 feet
- Frontage on a public street or highway having adequate capacity to carry traffic generated by a courthouse
- Located in an area zoned for non-residential uses with preference given to sites located within close proximity to public transportation and not in a high density residential area
- Topography should have no more than a 5% slope

Site Screening Criteria (continued)

- Served by public utilities, including water and sewer systems of sufficient capacity to meet the minimum requirements of a 8-12" water main with 1500 gpm and a 6-8" sewer lateral
- Reasonably free from physical encumbrances which would tend to limit or make difficult the development of the site and facility
- Shaped and bounded in a configuration suitable for the construction of a structure with a minimum 30,000 SF footprint and parking for 400 cars (surface or garage parking)

Alternatives Analysis Screening Criteria

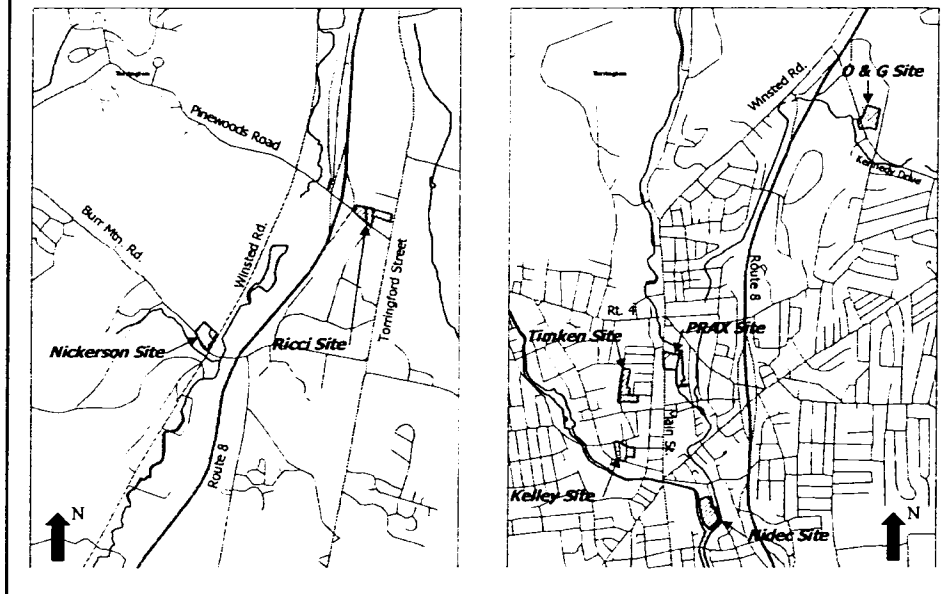
- Natural Resources – floodplains, wetlands, watercourses, aquifers, endangered species, etc.
- Consistency with local, state & regional plans
- Historical/Archaeological Impacts
- Traffic/Transit/Pedestrian Access
- Potential for site contamination
- Potential cost of acquisition and construction
- Utility availability and capacity
- Other criteria identified during this scoping process

Proposals Received

Site Name	Owner/Proposer	Location
Nickerson Site	N & L Associates	Intersection of Winsted Rd./Burr Mountain Rd.
Chadwick Site	Summer Street Partners	Cameron, Summer, High Streets
Norwood Street Site	616 Main Street Assoc. & 75 Winsted Rd. Assoc.	52 Norwood St. (bounded by Forest and Norwood Sts., Route 4)
Timken Site	The Torrington Company	59 Field Street and adjacent parcel across Clark St.
O & G Site	O & G Industries	Kennedy Drive/Alvord Park Rd. (between Boy Scouts and One Commerce Center)
Nidec Site	Nidec America Corp.	70 Franklin Drive
Ricci Site	Joseph & Marilyn Ricci	341, 371 Pinewoods Rd.
PRAX Site	RKX LLC, PRAX LLC, Carole Jenkins, Dennis Gouey, and City of Torrington	408, 422, 432, 442, 452, 456 Main Street, Grove Street
Kelley Site	Kelley Realty Co., Inc. and City of Torrington	136 Water St. and adjacent municipal parking lot across John St.

These sites removed from consideration due to failure to meet size criteria

Seven Candidate Sites



Nickerson Site



- **Location:** Winsted Rd., at intersection with Burr Mountain Rd.
- **Size:** 5.13 acres
- **Owner:** N & L Associates
- **Zoning:**
 - Local Business and Industrial
 - No high density residential areas in vicinity

Nickerson Site



- **Existing Use/Structures:**
 - Former drive-in theater
 - One residence with garage on parcel
 - Steel and tire storage
- **Slopes:** Western portion of site exceeds 5% criteria
- **Known Utilities:** water, sewer, electric, phone

Nickerson Site

- **Access:**
 - Via Winsted Rd.
 - On bus route
 - No pedestrian walkways
- **Natural Resources:**
 - Potential for wetlands
 - Site not within a floodplain
- **Contamination Potential:** Low
- **Historical/Cultural Resources:**
 - No National Register properties on site
 - Potential and Listed Resources in the area:
 - Paugnut State Forest Administration Building (National Register listed)

Timken Site



- **Location:** 59 Field St. and adjacent parcel across Clark St.
- **Size:** 2.3 acre parcel plus available land from adjacent 3.2 acre parcel
- **Owner:** The Torrington Company
- **Zoning:**
 - Industrial
 - High density residential uses bordering on three sides

Timken Site



- **Existing Use/Structures:**
 - Vacant 2-story corporate building
 - Existing parking lot
- **Slopes:** Relatively flat, except for a small portion of the parking areas which exceeds 5%
- **Known Utilities:** water, sewer, gas, electric, phone

Timken Site

- **Access:**
 - Via Clark or Field St.
 - Close to bus route
 - Pedestrian sidewalks
- **Natural Resources:**
 - No wetlands
 - No floodplains
- **Contamination Potential:** Medium
- **Historical/Cultural Resources:**
 - No National Register properties on parcels
 - Downtown National Register listed Historic Districts within a few blocks of the site

O & G Site



- **Location:** Kennedy Drive, between Boy Scouts facility and One Commerce Center
- **Size:** 6.5 acres
- **Owner:** O & G Industries, Inc.
- **Zoning:**
 - Industrial Park
 - No high density residential areas nearby

O & G Site

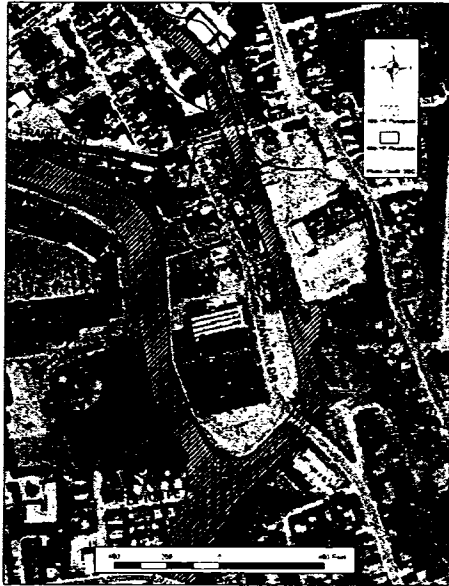


- **Existing Use/Structures:**
Undeveloped, no structures
- **Slopes:** Entire site exceeds 5% slope criteria
(Average slope 10-20%)
- **Known Utilities:**
water, sewer, gas, electric, phone

O & G Site

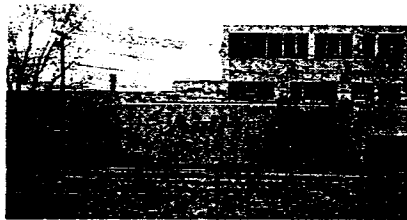
- **Access:**
 - Via Kennedy Dr. or Alvord Park Rd.
 - On bus route
 - No pedestrian walkways
- **Natural Resources:**
 - Upland, forested
 - No wetlands
 - No floodplains
- **Contamination Potential:** Low
- **Historical/Cultural Resources:**
 - No National Register properties on or near the site

Nidec Site



- **Location:** 70 Franklin Dr. with parking across street
- **Size:** 5.16 acres, plus 0.58 acres across Franklin Dr.
- **Owner:** Nidec-America Corporation
- **Zoning:**
 - Industrial
 - High density residential areas (condo complex) across river, south of the site

Nidec Site

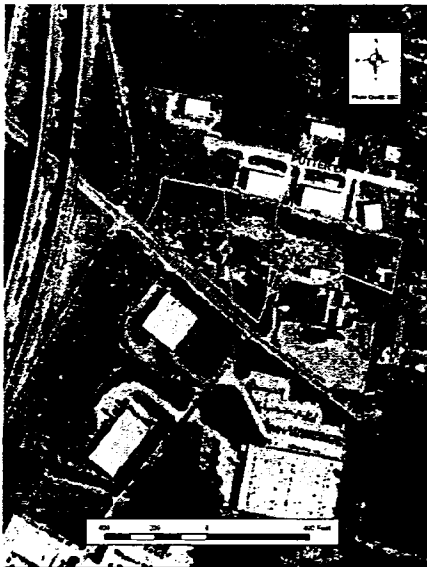


- **Existing Use/Structures:**
 - Large industrial structure with three current tenants
 - Parking lots
- **Slopes:** Relatively flat
- **Known Utilities:** water, sewer, gas, electric, phone

Nidec Site

- **Access:**
 - Via Franklin Drive
 - Within easy walking distance of bus route
 - Pedestrian walkways
- **Natural Resources:**
 - No wetlands, borders on Naugatuck River branches
 - Borders 100-yr floodplain
 - Within 500 yr-floodplain
- **Contamination Potential:** High
- **Historical/Cultural Resources:**
 - No National Register properties on site
 - Downtown Historic District (National Register listed) within a few blocks of the property

Ricci Site



- **Location:** Pinewoods Road, between Route 8 and Tarringford St.
- **Size:** 3.75 acres
- **Owner:** Joseph and Marilyn Ricci
- **Zoning:**
 - Local Business and Industrial Park
 - No high density residential areas nearby

Ricci Site



- **Existing Use/Structures:**
 - 3 residential rental homes
 - Vacant land
- **Slopes:** Relatively flat, limited areas exceed 5%
- **Known Utilities:** water, sewer, electric, phone
 - gas would require extension from Industrial Lane

Ricci Site

- **Access:**
 - Via Pinewoods Rd./Torrington St. (pending site layout)
 - Adjacent to bus route
 - No pedestrian walkways
- **Natural Resources:**
 - Wetlands along northern property boundary
 - No floodplains
- **Contamination Potential:** Medium
- **Historical/Cultural Resources:**
 - No National Register properties on site or in the vicinity

PRAX Site



- **Location:** Main Street (between #408 and #456) and Grove Street (behind former Catholic school)
- **Size:** 5.5 acres
- **Owner:** RKX LLC, PRAX LLC, Carolle Jenkins and Dennis Gouey, and the City of Torrington
- **Zoning:**
 - General Business (Main St.) and R6 (Grove St.)
 - High density residential surrounding site, mixed with other land uses

PRAX Site



- **Existing Use/Structures:**
 - Residences, commercial properties
 - Vacant parkland
- **Slopes:** Western portion of Main St. parcels and eastern portion of Grove St. parcels exceed 5%
- **Known Utilities:** water, sewer, gas, electric, phone

PRAX Site

- **Access:**
 - Via Main St. or Grove St.
 - On bus route
 - Pedestrian sidewalks
- **Natural Resources:**
 - Potential for wetlands
 - Within 100-yr floodplain
 - Within 500-yr floodplain
- **Contamination Potential:** High
- **Historical/Cultural Resources:**
 - No National Register properties on site
 - In vicinity of Downtown Historic District (National Register listed)
 - Potential for archaeological resources due to stream location

Kelley Site



- **Location:** Water, John, Mason and Church Streets
- **Size:** 4.14 acres
- **Owner:** Kelley Realty Company and City of Torrington
- **Zoning:**
 - General Business and R6
 - Not located in a high density residential area

Kelley Site



- **Existing Use/Structures:**
 - Bus depot and parking
 - Abandoned train depot
 - Municipal parking lot
- **Slopes:** Relatively flat, limited portions exceed 5%
- **Known Utilities:** water, sewer, gas, electric, phone

Kelley Site

- **Access:**
 - Via Water, John, Mason or Church Streets
 - Within easy walking distance of bus route
 - Pedestrian sidewalks
- **Natural Resources:**
 - No wetlands onsite
 - No floodplains
- **Contamination Potential:** High
- **Historical/Cultural Resources:**
 - Within National Register listed Historic District
 - 4 listed structures onsite
 - **Former train depot**
 - **2 garage buildings**
 - **Warehouse**



CEPA Process, Timelines

- **February 22, 2005** - Scoping Meeting noticed in Environmental Monitor
- **March 23, 2005 - Scoping Meeting**
- **March 28, 2005** - Written Comments on scoping post-marked by the end of the day
- **April/May, 2005** – Alternative Sites Evaluated and Top Ranked Sites Selected for Further Review
- **August/September, 2005** - EIE completed and made available for public and agency review and comment. Notice of Availability will be published in the Environmental Monitor (www.ct.gov/ceq), *Hartford Courant*, *Waterbury Republican* and *Register Citizen*
- **September/October, 2005** - Public Hearing approximately 30 days after EIE publication
- **December, 2005** – Record of Decision submitted to OPM

Contact Information

- Written comments should be sent to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington St.
Hartford, CT 06106
FAX: 860-706-5093
EMAIL: joseph.mcmahon@jud.state.ct.us
- Written comments must be sent/postmarked by:
March 28, 2005

PUBLIC SCOPING MEETING AGENDA

Proposed Litchfield Judicial District Courthouse at Torrington
State of Connecticut DPW Project No. BI-JD-239

March 23, 2005

6:30 PM – 7:00 PM Sign-in period for public speaking

7:00 PM – 7:05 PM Meeting begins. Introductions and Project Background
by DPW

7:05 PM – 7:40 PM Project Overview by Baystate Environmental
Consultants, Inc.

7:40 PM – 7:50 PM Invited Public Officials (3 minutes each)

7:50 PM – 8:00 PM Speakers from state agencies and interested parties (3
minutes each)

8:00 PM – 9:00 PM Public Comment Period (3 minutes each)

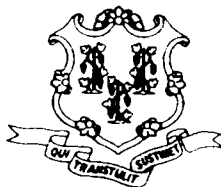
9:00 PM – Concluding comments

Organization / Address	Phone Number
Anne Kurnet State Rep.	496-1766
Andrew Bonazacil SENATE 30	
Mayor Quinn	
Samuel E. Staby Chairman Torridge Housing Authority	482 3503

Name	Organization/Address	Phone Number
BRUNO BAGNARD		(860) 482-8649
Thomas F. Teti		860-482-3704
GERRY ZORDAN		860 482 8664
CHUCK BROWER		860 482 4979
Jeff Lalonde		860 496 4410
Kerry Palmer		860 489 5608
Jim Zeller		860-489-0204.
Audrey Blondin		860-489-8997
Jo Ann Ryan		860-686-0046
RICH KACEZAK		

PUBLIC SCOPING MEETING
7:00 p.m. March 23, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut

Joan Sully
SERKEY 3629 Winsted Rd 8604827389



State of Connecticut

HOUSE OF REPRESENTATIVES

STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

REPRESENTATIVE ANNE L. RUWET
SIXTY FIFTH DISTRICT

325 CLEARVIEW AVENUE
TORRINGTON, CONNECTICUT 06790
TELEPHONES
CAPITOL: (860) 240-8787
TOLL FREE: 1-800-842-8270

Public Hearing on Litchfield County Courthouse March 23, 2005

I am Anne Ruwet, State Representative of the 65th District and I want to first express my appreciation to the Department of Public Works staff and other officials involved in the process of locating a new courthouse in the City of Torrington. I know that with your history and experience of building courthouses throughout the State of CT that you have carefully followed the contractual requirements in selecting all seven sites. I have great confidence in your work.

By way of background, may I point out that we are at the culmination of 30 years of efforts to build a new courthouse for Litchfield County and we are ecstatic that Torrington will be the location for the courthouse. We are virtually at the threshold of building an accommodating and accessible courthouse to meet the critical needs of the judicial system and the public in Northwestern Connecticut. It is like running a marathon, and we almost see the finish line.

Also, this process here tonight occurs within the context of a great deal of effort by the Torrington Development Corporation to focus the city's and state's attention on Torrington's downtown redevelopment. This is a priority for Torrington, and it also has broader implications by encouraging redevelopment in already developed areas and keeping open space available for future generations to enjoy.

I am overjoyed that the three of the seven proposed properties for the new courthouse lie within the downtown Torrington. It is my plea to you that the downtown sites receive full consideration, as we work toward the parallel goals of a new courthouse and a revitalized downtown. It would be ideal should one of these three downtown properties meets all the specifications for a new courthouse. Although, whatever the final outcome and wherever the final site is identified, I am confident that all elements of the community will be supportive.

Finally, let me mention the timeline. I would be happy to support any effort to push up the schedule so that we have a courthouse in Torrington even earlier than the projected deadline of 2011. If I can help accelerate the process in any way, I will be glad to do so. I firmly believe other state and local officials share that desire as well.

It is most important that we get the job done. We must do everything we can as a community to get the project built. We must avoid infighting and instead work together toward our common goal: a new courthouse in Torrington. I believe the community cannot wait to see a new courthouse in Torrington as soon as possible. It has been a long time coming. Let's keep up the momentum.

STATEMENT BY MAYOR OWEN J. QUINN

I am Owen Quinn, Mayor of the City of Torrington and I wish to thank the State's Department of Public Works for arranging this important public hearing as part of the courthouse project's EIE process.

We are here tonight to get the input of the citizens of Torrington and Litchfield County on where they would like to see their courthouse built. I look forward to their comments.

In anticipation of tonight's testimony, I have reviewed my previous public statements regarding the location of the courthouse. Although I have shifted my opinion of the ideal site, I have spent the past three years advocating for one thing: for the courthouse to be constructed within the City of Torrington's Regional Center.

Among the sites I proposed were: redeveloping a section of Center Street and assembling a parcel comprised of City Hall and adjacent property. Those initial ideas were not well received in Hartford.

After not being successful in getting my ultimate sites selected, I urged all property owners, that met the state's basic requirements, to submit their parcels for consideration.

As a result, we have seven viable sites presented tonight. The Courthouse project represents a significant investment in the City's future and it is my sincere hope that the State of Connecticut follow its own *Plan of Conservation and Development* and pick a location within the Regional Center.

Marrying the Courthouse with a Downtown Redevelopment project makes good financial sense, good Smart Growth sense, and basically good planning sense.

The Courthouse needs to be an integral part of the Downtown Redevelopment Project, that will include new retail, office and housing ventures as well as a Riverwalk, traffic improvements and a pedestrian-friendly environment.

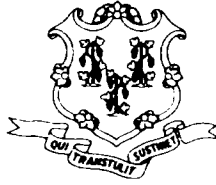
In addition, a downtown location would not increase urban sprawl as the downtown district has all the infrastructure and City services needed to accommodate the needs of a large courthouse, its patrons and employees.

I firmly believe the Courthouse will work in conjunction with the Warner Theatre, the Nutmeg Conservatory for the Arts and the overall redevelopment effort to revitalize downtown into the cultural and economic hub of Litchfield County.

It is my hope that the process of choosing a site for construction of the new courthouse be as swift and as thorough as possible. We, in the City of Torrington, are ready for the new courthouse - as is Litchfield County.

THANK YOU

###



State of Connecticut

HOUSE OF REPRESENTATIVES

STATE CAPITOL
HARTFORD, CONNECTICUT 06106-1591

REPRESENTATIVE ROBERTA B. WILLIS
SIXTY-FOURTH DISTRICT

LEGISLATIVE OFFICE BUILDING
ROOM 1802
HARTFORD, CT 06106-1591
HOME: (860) 435-0621
CAPITOL: (860) 240-8585
TOLL FREE: 1-800-842-8267
FAX: (860) 240-8833
E-mail: Roberta.Willis@cga.ct.gov

CHAIRMAN
HIGHER EDUCATION AND EMPLOYMENT ADVANCEMENT COMMITTEE

MEMBER
APPROPRIATIONS COMMITTEE
ENVIRONMENT COMMITTEE

March 23, 2005

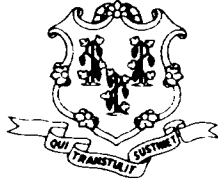
Commissioner James T. Fleming
State of Connecticut
Department of Public Works

Project Title: Proposed Litchfield Judicial District Courthouse at Torrington

Good evening Commissioner Fleming, thank you for allowing me the opportunity to testify before you tonight. We have been anxious to have you here today, so the community and residents of Litchfield County can share their thoughts, and to get this project moved along.

After 30-year tug of war over the courthouse, the legislators of Litchfield County came to an agreement in the 2004 session to settle this longstanding impasse. This required some serious compromises and promises to make it work. In order to reach this arrangement we made the following conditions that relates to your site selection process:

- In order to accommodate the needs of the New Milford area residents, we were very sensitive to the distance they might be required for them to travel. It is their court, too. We wanted to make sure that the state located the court in the urban center closest to them—not in the northern most reaches of Torrington.



State of Connecticut

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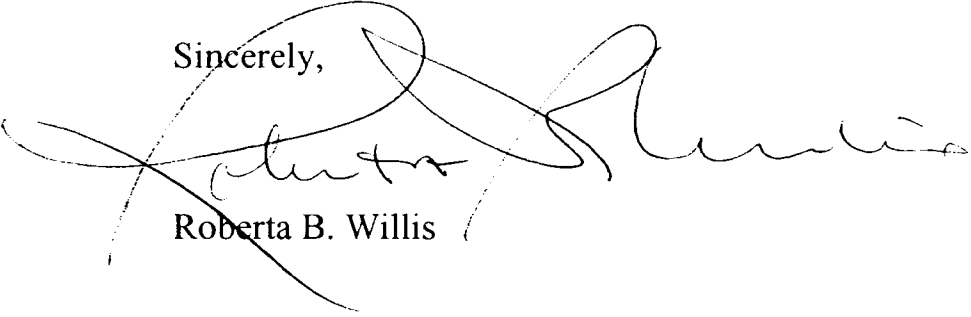
- In order to accommodate the needs of the New Milford area residents, we were very sensitive to the distance they might be required for them to travel. It is their court, too. We wanted to make sure that the state located the court in the urban center closest to them—not in the northern most reaches of Torrington.

- Secondly, we felt that this was consistent with the state's own plan for conservation and development, which encourages that large state facilities be located in urban centers, where the population and infrastructure are, where it would be consistent with land use planning, where it would be in close proximity to public transportation and would be convenient to highways.

Some of the properties now under consideration do not meet with those criteria.

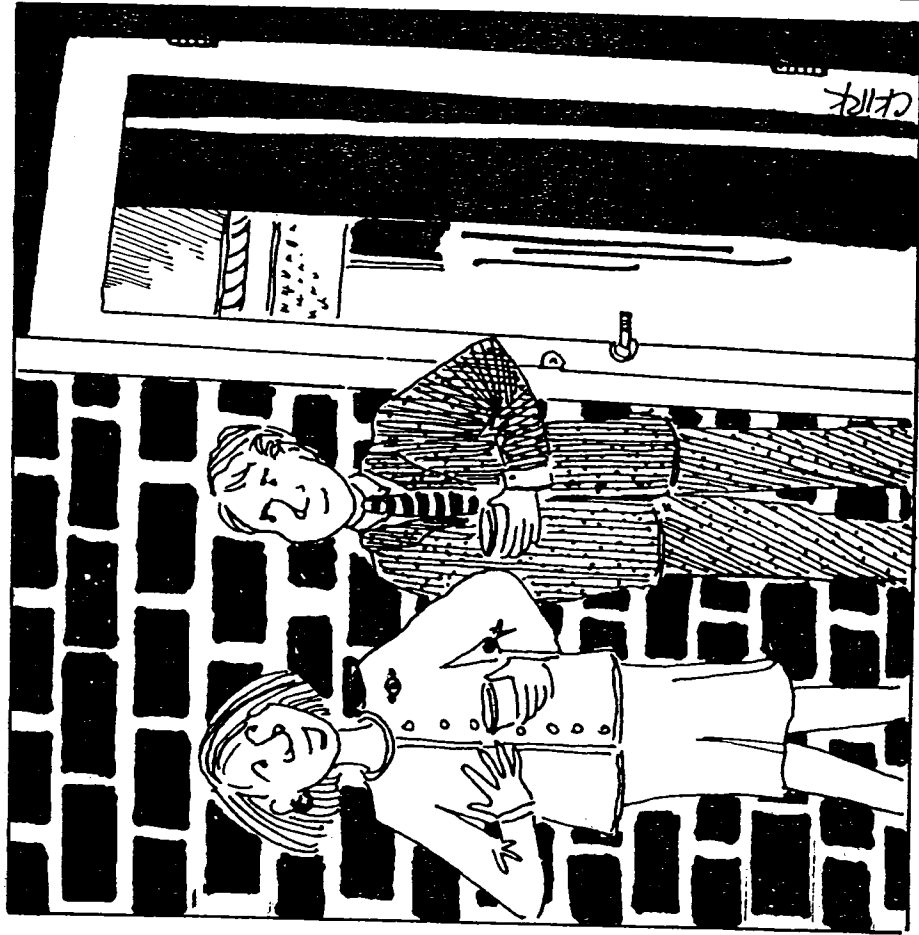
Again, thanks for holding this meeting tonight and we anxiously look forward to working with you to expedite this project (the best that we can).

Sincerely,



Roberta B. Willis

OVERheard IN TORRINGTON



A DOWNTOWN COURTHOUSE CAN
ONLY HELP US IN OUR REVITALIZATION EFFORTS.

7 March 2005

Statement Before State DPW Hearing, March 23, 2005.

Introduction

Our effort to this point has been to get the Timken site placed on the State Department of Public Works "short list". Even though the list discussed today is an intermediate one with another yet to come, our interest remains focused and our purpose, the same: to urge the DPW to perform a fair and unbiased assessment of the Timken site along with the other finalists. If, in the DPW's evaluation of the facts, the Timken site were to fall short in the competition, we would be content that it was treated fairly in the process.

Timken, The Preferred Site

We remain confident, though, that this will not be the case; that the site not only will gain a spot on the final "short list" but also will emerge the winner in the runoff. There are three basic reasons why we think this will happen:

First is the fact that the former headquarters building is a remediated masterpiece, recently inhabited and wired for the 21st century. Situated amid a campus of office buildings, some of which hearken to the 19th century, it rests in a quiet residential neighborhood. It has more than enough room to handle parking.

Second, it is probable that the job to renovate and build the courthouse will not take as long nor be as expensive as "a build from scratch facility". I.e., selection of the Timken site may prove to be beneficial to the beleaguered taxpayer. We offer a couple of suggestions as to how the headquarters building might be expanded to meet the state's square footage requirement.

- One illustration, attached, has the shape of the ultimate design taking on an "L" shape with the present building being the cornerstone. The additions would be three stories high with the "cornerstone" having corresponding third floor façade panels to match, giving the appearance of a unified building. Each of the add-on buildings would contain 60,000 useable square feet; combined with the existing structure of 43,587 square feet, useable space would exceed 160,000 square feet. [1]
- Another illustration, also attached, would show the same amount of add-on, but moving in a rectangular direction from the "cornerstone" building eastward on Clark Street to the end of the Timken property. Similar blending of height and façade would result in the same amount of useable space as in the first illustration. In this rendering, the large parking lot at Clark and Field Streets would remain largely untouched and open to further parking development, if necessary. [2]

It has been reported in the press lately “there is a multi-story building [on the Timken site] that would have to be torn down.”[3] Since the former corporate headquarters building is the only one on the 5.5-acre site, we think it would be a mistake without first considering the alternative; i.e., including it as part of the courthouse.

Therefore, we urge the DPW to develop two scenarios regarding the Timken site: [1] using the existing structure as a “cornerstone” building and [2] destroying the existing building and constructing an entirely new one. Regarding the 1st scenario, the DPW certainly has at its command talented architects who can blend old with new, maintaining the integrity of the former Torrington Company campus.

We agree with Sean Duffy of Cushman & Wakefield, realtors acting on behalf of Timken, when he says: “This is, in every sense of the word, a classic corporate headquarters”. However, “There is historically a bias for new construction in these kinds of projects. The \$2.1 million [asking price] is substantially below construction costs...” but it remains to be seen whether any existing building can be adapted to the unique needs of a modern courthouse”. [4] (Emphasis ours)

We think it behooves the DPW to conduct that study, that it is in the best interests of the taxpayer to do so.

The Tourism Factor

In addition to the potential savings for the taxpayer, the site can serve the interests of the state’s judicial concerns and Torrington’s tourism industry in a couple of ways. Sitting as it does near Pearl Street, it would be a short ride from the gateway terminus designated by the city’s revitalization plan at the corner of Pearl and Main Streets. It would be accessible, in other words, to traffic coming from routes 8 and 202 without a whole lot of pressure on the center of the city, avoiding increased traffic flow through the center of the city along Route 202, particularly from the west.

This brings us to the third reason why the Timken site should be the preferred one in the final analysis. And that is the site’s place in Torrington’s outstanding industrial history. If the re-design of the former Torrington Company’s headquarters is possible, some fruitful thought might be given as to how that building (and the beautiful buildings facing it on Field St.) could be turned into a tourist attraction, with well-placed markers depicting the growth of The Torrington Company from 1866 to 2003. There is a precedent for this kind of complex—the State Library houses not only its own facilities but also those of the Museum of Connecticut History and the Connecticut Supreme Court.

Further, there is something going on in the re-design of Connecticut’s Downtown Centers, of which the DPW must be aware. And that is the thought that communities overhauling their downtown areas must also consider their surrounding neighborhoods as part of the overall revitalization process. The Hartford Business Journal has been

featuring stories over the past several months of communities undergoing this re-thinking of their priorities, among them, Hartford, New Haven, and Mansfield. [5, 6] Peter Marcuse, a professor of urban planning at Columbia University, says, “that investment in mega-projects is of limited value to the focal revitalization of a city. The proportional returns... are limited, as is the spillover impact of people dining in areas adjacent to the projects.” He goes on to say that it would be far more beneficial to upgrade neighborhood services because that’s what makes a city far more attractive to live in. [6] (Emphasis ours)

The Timken site is well placed in a beautiful neighborhood setting that would lend itself to an easy, casual walk from that location to the center, taking in the history that turned the little village of Wolcottville into an industrial powerhouse. The challenge to make the area an historical feature for tourists and residents alike would be enormous but doable. The mere presence of the courthouse in that neighborhood would put immense pressure on the city to re-do and maintain the roads, curbings and sidewalks—indeed, eliminate the blighted areas springing up along the way—from that site to the downtown district. It certainly would act as a magnet for people wanting to live in the old village known as Wolcottville.

Summary

In summary, then, these are the factors pointing to the Timken site and how the state can contribute to Torrington’s revitalization in the process of constructing a courthouse:

- The building that sits on the Timken site is an historical “gem”; it has been operational until recently, remediated, and has room for ample parking.
- Consider ways in which the former headquarters building can be renovated and made part of the courthouse complex. We offer just a couple of examples. They quadruple the size of the current building to better than the 160,000 s.f. requirement.
- Don’t demolish the former Torrington headquarters site without first costing out a design to keep it as part of a larger complex. Since its price is less than it would take to build the “cornerstone” from scratch, consider the taxpayer before tearing anything down!
- By putting the former headquarters building in its historical context, it begins to assume fascination not only for the tourist but also for those living in the neighborhood. The city government should feel pressure to upgrade the infrastructure between the Timken site and the center of the town, binding the outlying area of old Wolcottville to its center.

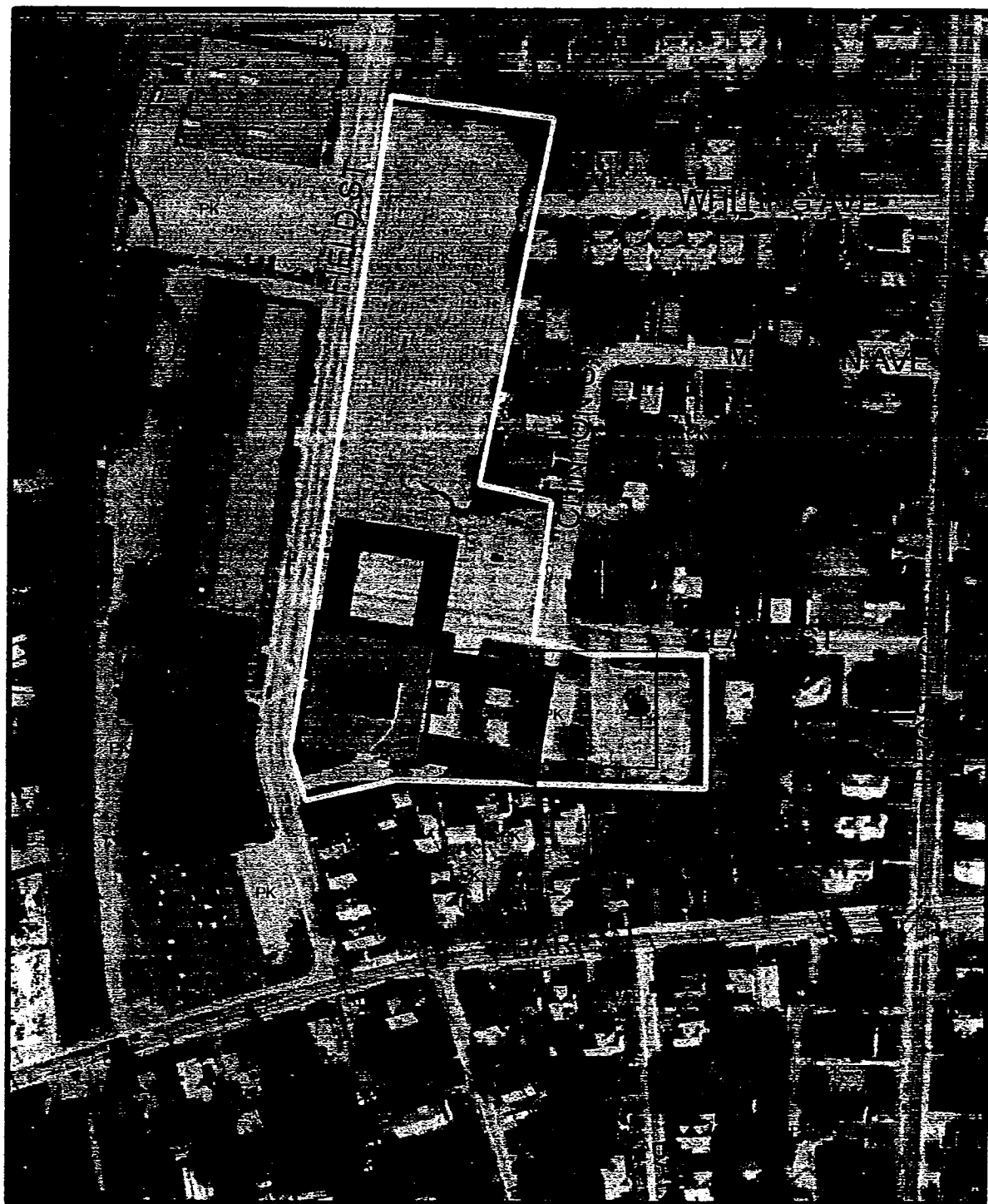
Attached [7] is a list of some names of friends and former employees of The Torrington Company who support this recommendation.

Bruno E. Bagnaschi

REFERENCES

- [1] Timken Site. DPW aerial view with super-imposed additions to former corporate headquarters, forming an "L" shape to meet necessary 160,000-s.f requirements.
- [2] Timken Site. DPW aerial view with super-imposed rectangular addition to former corporate headquarters east on Clark Street to meet necessary 160,000-s.f requirements.
- [3] Risley, Suzanne. Republican-American. 23-Feb-05, "Courthouse Contenders", p. A1.
- [4] Olmstead, Jamie P. Register Citizen. 19-Jan-05, "Timken offers 'classic corporate headquarters....', p. A1.
- [5] Shrivastava, Anusha. Hartford Business Journal. 14-Feb-05, "New Haven: Connecticut's Other Rising Star" p. 13.
- [6] Latter, Carol. HBJ. "Reinventing Mansfield". (??-Feb-05, p.?)
- [7] List of some names of friends and former employees of The Torrington Company supporting the recommendation of the Timken site as a place for the county courthouse.

1



State of Connecticut
Department of Public Works

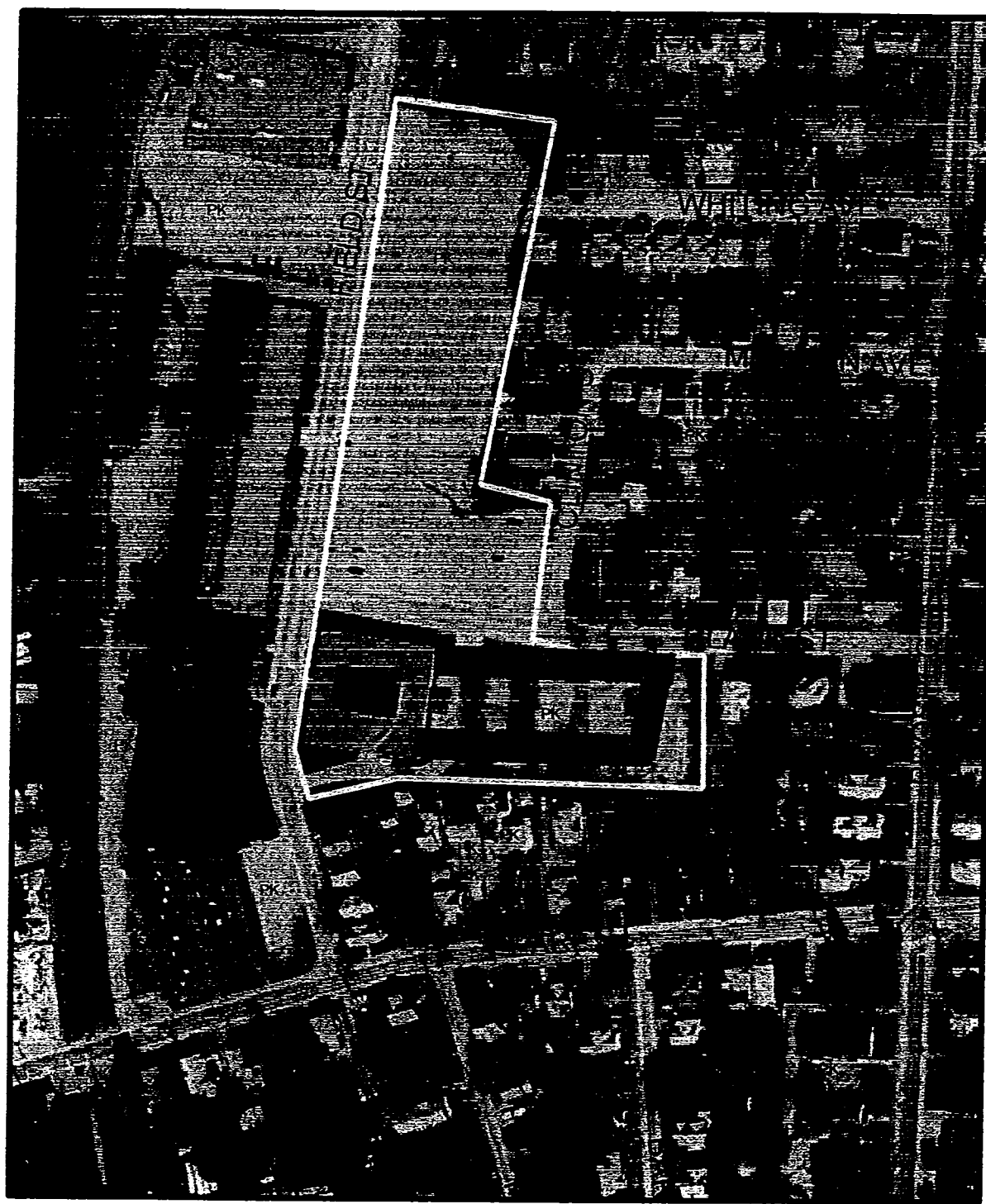
100 50 0 100 Feet





"PK" = parking areas
For planning purposes only

TIMKEN SITE

*Proposed Litchfield Superior Courthouse
Torrington, Connecticut
DPW Project No. BI-JD-239*



 <p>State of Connecticut Department of Public Works</p>	<p>100 50 0 100 Feet</p>  <p>"PK" = parking areas For planning purposes only</p>	<p>TIMKEN SITE</p> <p><i>Proposed Litchfield Superior Courthouse Torrington, Connecticut DPW Project No. BI-JD-239</i></p>
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7

18-Nov-04

Former employees—and friends—in support of former Torrington Co. buildings for Courthouse use.

Bruno E. Bagnaschi	David Jasmin
Roland W. Peters	Michael Boland
Albert H. Hricko	Robert E. Stoeckert
Thomas Crameri	Robert D. Cron
Patricia Dupret	Julian Chinatti
Daniel Ostrovsky	Canio Romaniello
Robert Downs	Oliver A. Renzullo
Willard Reynolds	Martin Boyajian
Roger L. Iffland	Ann Chinatti
Aurelia Haag	C.E. Harwood
Harry Haag	Robert J. Raleigh
J. H. Thompson	Anthony Laraia
P. R. Glazier	Lawrence M. Connors
Gene Lilley	Helen Johnson
Gail B. Marchand	Lillian Trivella
Diane Iffland	Mary A. Everett
David R. Iffland	Janet Thacker
Richard P. Shaia	Leno Trivella
Paul Dingee	Bernice Maxwell
Gordon Snyder	Anna S. Maniccia
Jim Magyar	Sergio Trivella
Michael Tomala	Stacia Giacomini
David Royer	Ann Ferencak
J. 'Lefty' Silano	Ottorino Vannini
Peter Fantasia	Allen M. Nixon

23 MARCH 2005

THE TIMKEN SITE FOR COURTHOUSE USE

INTRODUCTION

THANK YOU FOR THE OPPORTUNITY TO COMMENT ON THE COURTHOUSE ISSUE. MY NAME IS BRUNO BAGNASCHI AND I REPRESENT THE VIEW OF SEVERAL FRIENDS AND FORMER EMPLOYEES OF THE TORRINGTON COMPANY THAT THE TIMKEN SITE IS A WORTHY CANDIDATE FOR COURTHOUSE CONSIDERATION. (I WANT TO SAY PARENTHETICALLY THAT A LIST OF THE SIGNATURES IS ATTACHED TO THE LONGER VERSION OF THESE COMMENTS.)

TIMKEN, THE PREFERRED SITE

WE REMAIN CONFIDENT THAT THE SITE NOT ONLY WILL GAIN A SPOT ON THE FINAL "SHORT LIST" BUT ALSO WILL EMERGE THE WINNER IN THE RUN OFF. THERE ARE THREE REASONS WHY WE THINK THIS WILL HAPPEN:

FIRST, IS THE FACT THAT THE FORMER HEADQUARTERS BUILDING IS A MASTERPIECE, REMEDIATED AND RECENTLY INHABITED. IT HAS AN ADJOINING PARKING LOT THAT CAN TAKE AT LEAST 400 CARS.

SECOND, IT IS PROBABLE THAT THE JOB TO RENOVATE AND BUILD THE COURTHOUSE WILL NOT TAKE AS LONG NOR BE AS EXPENSIVE AS "A BUILD FROM SCRATCH" FACILITY. THAT IS, SELECTION OF THE TIMKEN SITE MAY PROVE TO BE BENEFICIAL TO THE BELEAGUERED TAXPAYER.

IN THE ATTACHMENT TO THESE COMMENTS, WE OFFER SOME SUGGESTIONS AS TO HOW THE HEADQUARTERS BUILDING MIGHT BE EXPANDED TO MEET THE

HISTORICAL FEATURE FOR TOURISTS AND RESIDENTS WOULD BE ENORMOUS BUT DOABLE.

COURTHOUSE PRESENCE IN THAT NEIGHBORHOOD WOULD PUT PRESSURE ON THE CITY TO RE-DO AND MAINTAIN THE ROADS, CURBINGS AND SIDEWALKS FROM THAT SITE TO THE DOWNTOWN DISTRICT. IT CERTAINLY WOULD ACT AS A MAGNET FOR PEOPLE WANTING TO LIVE IN THE OLD VILLAGE KNOWN AS WOLCOTTVILLE. MOST IMPORTANTLY, THE COURTHOUSE WOULD PARTIALLY REGAIN THE TORRINGTON COMPANY'S ECONOMIC ANCHOR POSITION IN THE NORTH END, SOMETHING THAT HAS BEEN DWINDLING OVER THE PAST SEVERAL YEARS AS THAT COMPANY AND TIMKEN DISENGAGED FROM THE COMMUNITY.

SUMMARY. IN SUMMARY, THEN:

1. THE BUILDING ON THE SITE IS MODERN AND REMEDIATED. IT EVEN LOOKS LIKE A COURTHOUSE. PARKING SPACE WOULD BE AMPLE.
2. ITS USE CAN EASE THE STRAIN ON TAXPAYERS POCKETBOOKS.
3. IT WOULD PLAY FAVORABLY TO TORRINGTON'S PLANS TO REVITALIZE THE COMMUNITY.
4. TUCKED NICELY IN A CAMPUS OF EQUALLY MODERNIZED BUILDINGS IT CAN ACT AS A TOURIST MAGNET FOR A CITY THAT ONCE WAS AN INDUSTRIAL GIANT.

AGAIN, THANKS FOR THE OPPORTUNITY TO SPEAK AND FOR YOUR PATIENCE.

BRUNO E. BAGNASCHI

March 23, 2005

Mr. Joseph McMahon
Judicial Branch Facilities Director
90 Washington Street
Hartford, CT 06106

Dear Mr. McMahon:

SUBJECT

Location of the new Litchfield County Courthouse in Torrington, CT.

MAJESTIC

Majestic is the word I would use to describe the proposed Litchfield County Courthouse. Because of the tremendous impact this new courthouse will have on Litchfield County and Torrington in particular; you, your staff, Governor Rell, our elected officials and all future commissions and agencies involved have an awesome responsibility. It is imperative that the location, design and construction of this courthouse and all its details be completed in a meticulous manner. The citizens of Connecticut deserve nothing less.

PROFILE

I was born, raised, educated and worked in Torrington most of my life. As a private citizen, I know of no conflict or financial interest to be gained by revealing to you my choice of the site location.

CONSENSUS

I believe that most people would agree that the Litchfield County Courthouse should be located as close to downtown Torrington as is possible. Therefore, of the seven (7) potential sites, I will exclude comment about the three (3) outlying city locations and direct my comments to the remaining four (4).

#1 Timken Site:

Sale of this site would mean the loss of a prime building from the city's tax base. Most secondary roads around this site are very narrow and well-traveled. Courthouse traffic will only add to the congestion and make a bad situation worse. The proposed site is only 2.3 acres, which means that at least 1.45 acres will be needed from the parking area that now serves the Excelsior Building, etc. There would be no potential for future expansion or added parking.
Poor Choice.

#2 Kelley Site: State Route 8 north and southbound traffic would use Exit 44 and proceed down East Main Street creating a nightmare for State Route 202. Traffic would need to cross Main Street and head west onto Water Street (already congested) again creating a nightmare. This could lead to a very dangerous situation, as Water Street is the location for our Fire Department's Main Headquarters. The State is well aware of past congestion complaints regarding the intersection of State Route 202 and State Route 800 (Main Street). The parcel's total land area is 2.79 acres. While the city will make their municipal parking lot (.94 acres) available for use, again, there is no room for future expansion. The close proximity of this site to the Vogel/Wetmore School may also create security and traffic problems. GRIDLOCK is the key word with this scenario. **Poor Choice.**

#3 Nidec Site: While State Route 8 North and Southbound (Exit 43) is within minutes of this site and the parcel's total land area is 6.16 acres, this site leaves a lot to be desired. Walking distance from Franklin Drive to Main Street shops would be quite a hike and traveling by vehicle would, once again, add further congestion on East Main Street (State Route 202). If you assume the courthouse has windows, the view is very depressing. The back of the Torrington Plaza is on the west wall and the east wall provides you with a view of transformers and high power lines. This site is currently being utilized by a number of employers and the loss of this property will again reduce the city's tax base. Our beautiful courthouse will be hidden from sight on Franklin Drive for very few to see. **Poor Choice.**

There are other disadvantages to each of the above sites which I will not list because I believe that the major disadvantages are clear enough to remove these three sites from further consideration.

#4 Prax Site: This site consists of vacant homes, apartments that are rented, a former florist and greenhouse parcel and some commercial buildings all in various states of disrepair. This location begins with house number 404 and ends with a commercial site number 460. It has been an eyesore on Main Street for many years. Demolition is required for all of the structures on these sites. Despite the disadvantages, this is the **BEST** site for the following reasons:

- a. Frontage of the Litchfield County Courthouse will be on Main Street (State Route 800) and is maintained by the state public works department.
- b. This beautiful courthouse will replace a very depressing sight on Main Street.
- c. Our well-trained police department is about *thirty seconds* away from the proposed site.
- d. Our well-trained fire department is about *two minutes* away from the North End Station and about *3.5 minutes* away from the main headquarters.
- e. Our well-trained street department has been recognized many times for their excellent work in maintaining our secondary roads.
- f. Existing city water and sewer system will provide this site with all its needs.
- g. People traveling on State Route 8 North and Southbound will use Exit 44 and will be about four minutes away from this proposed site.
- h. The Prax site is within walking distance to our north end merchants and a two-minute drive to downtown Torrington.
- i. The Torrington Post Office is about a three minute drive from this proposed site.
- j. This proposed site will provide all court employees with access to banks, restaurants, retail stores, etc. from both north and southerly directions.
- k. The Torrington Historical Society, City Hall, churches, Coe Park, Public Library and many other areas of interest are only minutes away by vehicle from this proposed site.
- l. Parcel total land area is 3.39 acres and the City of Torrington has 1.9 acres on Grove Street (across the river on the backside of the Prax site.
- m. Torrington has three volunteer fire departments that support our full time force.
- n. A parking garage under the proposed courthouse might accommodate 100 vehicles or more and provide parking for our judges and some court personnel.

I don't believe any of the other six sites can provide you with all of the advantages that the Prax site can. *Excellent choice.*

Mr. Joseph McMahon

Page 4 of 5

March 23, 2005

VISION:

Why stop at location 452 Main Street of the Prax site? While property at 462 and 466 may not be available for sale (.49 acres) why not include locations 468, 470, 472, 476 (Front and Rear), 480, 482, 484, 494 and 502? Why not go north from 468 Main Street all the way to the river and take down the remaining blighted sites?

Why not add about 1.73 acres to the 3.39 acres that the PRAX site has to offer? Why not place a parking garage on the proposed 1.73 acres for staff and public use. Of course we all know that MONEY is the answer to these questions.

Let's reflect for a moment on the purpose of this public meeting. The State of Connecticut is going to construct a magnificent Litchfield County Courthouse on Main Street in Torrington. We have a once in a lifetime chance to transform almost six acres of blighted property into the "jewel" of Litchfield County. Since the life expectancy of this courthouse is at least 100 years, please accept the challenge and build today that which will last 100 years or more. Let's not be penny wise and pound-foolish!

Let's take a walk from the PRAX Site 408 location and head south to East Pearl Street, Behind Chimney Sweep and the Torrington Area Health District among others is a large tract of land that could be purchased. Eventually we end up at the Jigg's Donahue Playground. I would encourage the City of Torrington to donate this land (1.01 acres) to the State of Connecticut for courthouse use. Why? All State Route 8 North and Southbound traffic will use Exit 44 to East Elm Street. All traffic will be directed to Christopher Road and then take a right onto East Pearl Street. The former playground will become the main entrance way for all East Pearl Street traffic into the back of the courthouse. Traffic from State Route 8 exit ramps to the East Pearl Street entrance way should take no longer than four minutes. This will prevent traffic congestion on State Route 4 at the intersection of East Elm Street and Main Street (Walgreen's location).

Now I would like to talk about the word MONEY. The State of Connecticut has \$42 million dollars bonded for all aspects of this project. If all of my suggestions are incorporated into the courthouse project, it is obvious that additional money will be necessary. The State has bonded many past and current projects throughout the state in amounts much greater than \$42 million and the citizens of Litchfield County have supported these projects with our tax dollars. Now is the time for the State and its citizens to support our Litchfield County Courthouse project even if it means additional bonded money. The residents of Litchfield County are looking to you to provide the necessary leadership so that our courthouse is as majestic as our vision of it should be.

Mr. Joseph McMahon
Page 5 of 5
March 23, 2005

CONCLUSION:

My vision of the Litchfield County Courthouse is in the best interest of the State of Connecticut, the citizens of our great state, and the residents in the twenty-four towns of Litchfield County.

I pray that my vision will become yours and that you will persevere and bring it to reality.

Your time and attention to my comments is greatly appreciated. Thank you. If I can be of further help please do not hesitate to ask.

Sincerely,

A handwritten signature in cursive script that reads "Thomas F. Teti".

Thomas F. Teti
P.O. Box 1491
Torrington, CT 06790

860-482-3704

Judicial Branch and the Department of Public Works
Proposed Litchfield Judicial District Courthouse at Torrington
DPW Project BI-JD-239

PUBLIC SCOPING MEETING
7:00 p.m. March 23, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut

COMMENT SHEET

Name: Chuck Brower Address: 445 Prospect St
Phone Number: 860 482 4979 Date: 3/23/05

- ① A DOWNTOWN SITE IS PREFERABLE TO MAXIMIZE OPPORTUNITIES FOR SUPPORT SERVICES AND THE AVAILABILITY OF BUILDINGS TO BE AVAILABLE FOR USE BY SATELLITE ACTIVITIES
- ② A DOWNTOWN SITE IS CONSISTENT WITH THE STATE'S GOAL TO SUPPORT THE ECONOMIC REVITALIZATION OF THE DOWNTOWN out Group
only
one
- ③ THE KELLEY SITE MAY PRESENT SOME ISSUES VIZ A VIS THE PROXIMITY TO OTHER LOCAL WETMORE SCHOOL & THE YMCA IN ADDITION WATER ST. TRAFFIC ISSUES MAY EXIST.
- ④ THE TRIMKIN SITE PRESENTS THE BEST OPPORTUNITY FOR THE STATE TO ☒ ENHANCE DOWNTOWN REVITALIZATION ☒ CREATE A CAMPUS TYPE ENVIRONMENT FOR THE COURTHOUSE ☒ UTILIZE EXISTING BUILDINGS AND ☒ NOT CREATE A TRAFFIC PROBLEM IN THE DOWNTOWN
- ④A PRAX SITE MAY ALSO CREATE SOME TRAFFIC ISSUES
- ⑤ OUT OF TOWN SITES WOULD INCREASE TRAVEL DISTANCES FOR LOWER MIDDLE CLASS RESIDENTS

Please send post-marked comments by March 28, 2005 to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093

Email: joseph.mcmahon@jud.state.ct.us



STATE OF CONNECTICUT

DEPARTMENT OF ENVIRONMENTAL PROTECTION

OFFICE OF ENVIRONMENTAL REVIEW

79 ELM STREET, HARTFORD, CT 06106-5127

To: Joseph McMahon - Director of Facilities
Judicial Branch - 90 Washington Street, Hartford

From: David J. Fox - Senior Environmental Analyst **Telephone:** (860) 424-4111

Date: March 28, 2005 **E-Mail:** david.fox@po.state.ct.us

Subject: Litchfield Judicial District Courthouse

The Department of Environmental Protection has received the Notice of Scoping announcing preparation of an Environmental Impact Evaluation (EIE) for construction of a new Litchfield Judicial Courthouse at one of seven sites in Torrington. The following comments are submitted for your consideration.

A Master Plan for redevelopment of downtown Torrington was previously the subject of a Notice of Scoping by the Department of Economic & Community Development. The Department submitted comments in April of 2003. The Kelley Site is within the area being studied for this Master Plan and the Prax and Timken Sites are nearby. The relationship of siting the new courthouse with any ongoing downtown master planning efforts should be discussed in the EIE.

The seven sites are variously located within Regional Centers, Neighborhood Conservation Areas or Growth Areas as defined in the *Conservation & Development Policies Plan for Connecticut*. The EIE should discuss applicable policies for each of these areas, particularly their respective development priorities, and evaluate the consistency of siting the proposed courthouse within the areas.

The Natural Resources Conservation Service's Soil Survey of Litchfield County depicts a band of Fluvaquents-Udifuvents complex, a regulated wetland soil, associated with the East Branch of the Naugatuck River at the Prax Site. Existing wetlands and watercourses at the site should be delineated by a certified soil scientist and their functional values should be evaluated. Any development, including both buildings and access roadways, should avoid regulated areas to the maximum extent practicable. Unavoidable impacts should be mitigated and buffer areas established to further protect wetlands and watercourses. The degree of impact should be quantified by acreage and a discussion of the functional values that would be lost or impaired should be included in the EIE.

The Soil Survey depicts various non-wetland soil types at the Ricci, Nickerson and O&G Sites. It is recommended that a certified soil scientist perform a reconnaissance of undeveloped areas within these project sites in order to determine whether there are any areas which would be regulated as wetlands or watercourses as defined by section 22a-38 (15) and (16) the

Connecticut General Statutes (CGS), respectively. If the reconnaissance identifies regulated areas, they should be delineated. Any development should again avoid regulated areas to the maximum extent practicable. The Soil Survey depicts the entire Timken, Kelley and Nidec Sites as urban land. Based on the aerial photograph, it does not appear that there any undeveloped areas within these project sites.

Any work or construction activity within the inland wetland areas or watercourses on-site will require a permit from the Inland Water Resources Division pursuant to section 22a-39(h) of the CGS. For further information concerning the permit process, contact the division at (860) 424-3019.

In order to protect wetlands and watercourses, strict erosion and sediment controls should be employed during construction. The *Connecticut Guidelines for Soil Erosion and Sediment Control* prepared by the Connecticut Council on Soil and Water Conservation in cooperation with DEP is a recommended source of technical assistance in the selection and design of appropriate control measures. The 2002 revised edition of the Guidelines, published as DEP Bulletin 34 may be obtained at the DEP bookstore, either by telephone (860) 424-3555 or online at www.dep.state.ct.us/store/index.htm.

The Ricci, Nickerson, O&G, Timken and Kelley Sites are not within a 100-year flood zone on the community's Flood Insurance Rate Map. However, because it is a State action, the courthouse project may require stormwater management certification pursuant to section 25-68d of the Connecticut General Statutes, regardless of the location in relation to the floodplain. This requirement would be triggered if significant new impervious surface or alteration of the stormwater collection system is proposed. If that is the case, prior to construction, the Judicial Branch must certify that the activity complies with the stormwater management standards specified in section 25-68h-3 of the Regulations of Connecticut State Agencies. In order to determine whether a project would require certification, additional detailed information concerning the existing extent of impervious surface and the storm drainage at the site in comparison to any additional impervious surface and the proposed storm drainage system must be provided. A determination of the applicability of this requirement can be made during review of the EIE.

The Nidec Site borders the 100-year flood zone of both the East and West Branch of the Naugatuck River. The 100-year flood zones are largely confined within the river banks at this location. The site is wholly within the 500-year flood zone. The Prax Site is bisected by the East Branch of the Naugatuck River. Again, the 100-year flood zone is largely confined within the river banks at this location. Because it is a State action, the project must be certified by the Judicial Branch as being in compliance with flood and stormwater management standards specified in section 25-68d of the Connecticut General Statutes and section 25-68h-1 through 25-68h-3 of the Regulations of Connecticut State Agencies if any activities are proposed within the 100-year flood zone. The potential requirement to certify that the project complies with the stormwater management standards, noted above, also apply to these sites.

Portions of the Nidec and Prax sites are within established stream channel encroachment lines for the Naugatuck River and any work or construction activity riverward of these lines will

require a permit from the Inland Water Resources Division pursuant to section 22a-342 of the CGS. Encroachment lines have been established along the West Branch of the Naugatuck River between East Albert Street and a point 2500 feet upstream of the Wolcott Avenue Bridge as well as along the East Branch between its confluence with the West Branch and the dam 800 feet upstream from the Wall Street Bridge. Encroachment lines have also been established along the East Branch of the Naugatuck River between the confluence with Troy Brook upstream to the East Branch Flood Control Dam. Activities which require a permit include the removal or deposition of material, any alteration of the land or watercourse, construction of structures, filling, dredging, clearing, grubbing, grading, piping, culverting, channelizing, diverting, damming, dewatering and any other activity that temporarily or permanently alters the character of the floodplain or watercourse. The permit review includes an evaluation of technical documentation regarding flooding and flood hazards under existing and proposed conditions as well as the anticipated effects of the proposed activity on the environment including wildlife and fisheries habitats. For further information regarding this permit program, contact the division at (860) 424-3019.

The City of Torrington has participated in the Litchfield Hills Council of Elected Officials' (LHCEO) Naugatuck River Greenway Assessment project, funded by the DEP through U.S. EPA's Clean Water Act Section 604(b) program. The assessment, approved by the LHCEO in October 2004, developed a conceptual trail plan for improving public access, enjoyment and passive recreational use of the river from Stillwater Pond in Torrington to the Route 118 crossing in Litchfield. The plan depicts a potential trail on the west bank opposite the Nidec Site. If this site is selected, particular care should be taken with regard to providing adequate buffer along river and incorporating ideas that promote or are consistent with potential Naugatuck River Greenway plans.

Both the East and West Branch Naugatuck Rivers in Torrington are annually stocked with trout by the Fisheries Division. Every effort should be made to incorporate measures into the development of the Nidec or Prax sites, if one of these riverside sites are chosen, to mitigate historic impacts to the river due to urbanization. These can include: maintenance of any remaining riparian vegetation and enhancement, via plantings, of additional streamside vegetation; removal of structures in the riparian zone, where possible; and provision of public access to the streambanks in areas where fishing access is desirable. For further information concerning fisheries resources and assistance in planning and designing mitigation measures and fishing amenities, please contact Don Mysling of the Fisheries Division at (860) 567-8998.

Traditional stormwater systems collect stormwater as rapidly as possible and quickly shunt it from upland areas to receiving waterbodies. This has resulted in widespread and significant pollution problems from both the materials picked up by the stormwater as it flows over developed land surfaces (non-point source pollution). The latest emphasis in stormwater management is to try to minimize changes between pre- and post-development runoff rates and volumes by utilizing on-site retention and to pretreat discharges to remove total suspended solids, oils, greases, nutrients, pathogens and floatable debris.

Appropriate controls, designed to remove sediment and oil or grease typically found in runoff from parking and driving areas, should be included in any stormwater collection system to

be installed or upgraded at the project site. Non-structural measures to dissipate and treat runoff are strongly encouraged, including infiltration using pervious paving, sheetflow from uncurbed pavement and vegetated swales. If a stormwater collection system must be installed, potential controls include gross particle separators, deep sump catch basins with oil-grease traps and/or detention/retention basins. Any catch basins installed in conjunction with roadway or parking lot paving should have deep sumps to trap sediments and hoods to trap oil and grease. If more than 1 acre of pavement drains to a common discharge point, a gross particle separator should also be installed. Advanced designs for gross particle separators have been developed, incorporating cyclonic or swirl technology, that the Department believes are more effective in retaining medium to coarse grained sediments as well as floatables than standard designs. It is recommended that the appropriate variety of this type of unit with a cyclonic design be installed in conjunction with each outfall, depending on the size of the drainage area. Provisions should be made for the periodic maintenance that will be required to insure continued effectiveness of these control measures. For further information regarding the design of stormwater collection systems, contact Chris Stone of the Permitting Enforcement & Remediation Division at (860) 424-3850.

For additional guidance regarding mitigation of potential stormwater impacts, consult the *Connecticut Stormwater Quality Manual*, which is now available on-line at <http://dep.state.ct.us/wtr/stormwater/stmwtrman.htm>. The manual provides guidance on the measures necessary to protect the waters of the state from the adverse impacts of post-construction stormwater runoff. The manual is intended for use as a planning tool and design guidance document by the regulated and regulatory communities involved in stormwater quality management and provides uniform guidance for developers and engineers on the selection, design, construction and maintenance of stormwater Best Management Practices. It includes site planning concepts to reduce or disconnect impervious surfaces in order to reduce or eliminate the need for structural stormwater controls. It also addresses criteria to consider when selecting stormwater treatment practices at a particular site, including effectiveness of particular practices, land use factors, physical/site feasibility factors and downstream resources.

Stormwater discharges from construction sites where one or more acres are to be disturbed require a permit pursuant to 40 CFR 122.26. The DEP Bureau of Water Management has issued a general permit that will cover these discharges. For projects disturbing five or more acres, registration describing the site and the construction activity must be submitted to the Department prior to the initiation of construction. A stormwater pollution control plan, including measures such as erosion and sediment controls and post construction stormwater management, must be prepared. For sites where more than 10 acres will be disturbed, the plan must be submitted to the Department. A goal of 80 percent removal of total suspended solids from the stormwater discharge shall be used in designing and installing stormwater management measures. For construction projects with a total disturbed area between one and five acres, no registration is required as long as the project is reviewed by the town and receives written approval of its erosion and sediment control measures and it adheres to the *Connecticut Guidelines for Soil Erosion and Sediment Control*. If no review is conducted by the town or written approval is not provided, the permittee must register with the Department. For further information and to obtain the necessary registration forms, contact the bureau at (860) 424-3018.

At the Prax Site, the East Branch of the Naugatuck River is rated as a class A surface water body in Connecticut's Water Quality Standards, denoting fishable and swimmable water quality as well as potential drinking water supply. Only discharges from drinking water treatment systems, dredge material dewatering operations and other clean water discharges would be permitted.

At the Nidec Site, the West and East Branch of the Naugatuck River are rated as class B surface water bodies in Connecticut's Water Quality Standards, denoting recreational use, fish and wildlife habitat, agricultural and industrial supply and other legitimate uses including navigation. Cooling water discharges, discharges from municipal or industrial wastewater treatment systems and other discharges authorized pursuant to section 22a-430 of the CGS would be allowed.

Groundwater at the Ricci, Nickerson and O&G Sites is classified GA in Connecticut's Water Quality Standards, denoting an area with existing private water supply wells or an area with the potential to provide water to public or private water supply wells where the Department presumes that groundwater is suitable for drinking uses without treatment. Only effluents containing substances of natural origin or materials that easily biodegrade in the soil system and pose no threat to untreated drinking water supplies may be permitted as discharges to the groundwater.

Groundwater at the Timken, Kelley, Prax and Nidec Sites is classified GB in Connecticut's Water Quality Standards, denoting a historically highly urbanized area or an area of intense industrial activity and where public water supply service is available. Such groundwater may not be suitable for human consumption without treatment due to waste discharges, spills or leaks of chemicals or land use impacts.

The Waste Planning & Standards Division reports that the Timken Site was the subject of a transfer of an establishment as defined by section 22a-134(3) of the CGS. A Form I filing was submitted to the Department on February 28, 2003 in connection with transfer of the Torrington Company corporate headquarters at 59 Field Street from Ingersoll Rand Company to the Timken Company. The property was determined to be an establishment due to the generation of hazardous waste as a result of microfiche developing at the site. This form is filed when no discharge, spillage, uncontrolled loss, seepage or filtration of a hazardous substance has occurred at the real property.

The Department's *List of Contaminated or Potentially Contaminated Sites* includes properties where there are known releases of petroleum products from residential or commercial underground storage tanks. Among the sites listed in this data base are: property owned by E.J. Kelly Co. on Water Street, Nidec property on Franklin Street and Torrington Company property on Field Street.

The removal of underground storage tanks should follow the procedures outlined in the code of the National Fire Protection Association (NFPA 30, Appendix B). Individual soil samples should be obtained from the underlying native soil. A listing of potential contaminants that should be analyzed and suggested analytical methods is available. If contaminated soil,

ground water or free product is observed at the site or detected by sample analysis, the DEP must be immediately notified at (860) 424-3338 and corrective action must be undertaken in accordance with section 22a-449(d)-106 of the Regulations of Connecticut State Agencies. Closure reports, including confirmation of sampling and clean-up, are required by Federal and State law. For further information, contact the Bureau of Waste Management, Underground Storage Tank Program at (860) 424-3374.

A site in an historical urbanized area may have existing or potential environmental problems that have not been detected or resulted in regulatory action by the Department. In order to confirm that the subject property has not been the site of improper disposal of waste or does not contain some other environmental liability, it is suggested that an environmental or engineering consultant be retained to conduct a site investigation and sampling/testing as appropriate. The investigation should include an inquiry into the historic uses and fuel storage on the property to assess the likelihood of encountering solid or hazardous waste or soil contamination. In order to ascertain the environmental status of properties, it is typically recommended that a Phase I environmental site assessment (ESA) be performed at the site. If the Phase I ESA indicates site contamination is likely, a Phase II ESA should be performed to confirm or deny the presence of contamination. In order to achieve proper remediation, the extent of contamination should be clearly defined, a cleanup plan developed, and measures implemented that will clean up the site in accordance with applicable criteria in the Connecticut Remediation Standard Regulations adopted pursuant to section 22a-134k of the Connecticut General Statutes. For further information, contact the Waste Planning & Standards Division at (860) 424-3705.

The Department recommends that the courthouse be designed and constructed incorporating energy efficiency requirements. One way to accomplish this is to require the building to be LEED™ certified. LEED™ stands for Leadership in Energy and Environmental Design and was developed by the U.S. Green Building Council. It is a green building rating system that is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. In addition to promoting energy efficiency and renewable energy, LEED™ promotes sustainable site planning, safeguarding water and water efficiency, conserving materials and resources, and improving indoor environmental quality. During the last three sessions of the Connecticut General Assembly, various bills have been introduced that would require LEED™ certification or some similar standard for state funded building projects. While no bill has passed the General Assembly, the Department of Public Works has moved ahead to require LEED™ certification on certain state projects, including a new Science Building under construction at Western Connecticut State University.

The Natural Diversity Data Base, maintained by DEP, contains no records of extant populations of Federally listed endangered or threatened species or species listed by the State, pursuant to section 26-306 of the CGS, as endangered, threatened or special concern at any of the seven potential sites. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultation with the Natural Diversity Data Base should not be substituted for on-site surveys required for environmental assessments. The extent of investigation by competent biologist(s) of the flora and fauna found at the site would depend on

the nature of the existing habitat(s). If field investigations reveal any Federal or State listed species, please contact the Environmental & Geographic Information Center at (860) 424-3540.

In developing landscaping plans for these projects, the Department recommends that only native species or non-invasive ornamental species be used. A list of *Non-Native Invasive and Potentially Invasive Vascular Plants in Connecticut* has been developed by the University of Connecticut, Center for Conservation and Biodiversity. Invasive plants are non-native or exotic plants that were introduced by human activity and quickly established. Many non-native plants are well known agricultural or horticultural species. Most of these do not escape cultivation or have minimal impacts on natural communities if they do spread. Invasive species rapidly disperse and establish, displacing native plants and altering ecological processes like fire occurrence and nutrient cycling. Due to their rapid growth, efficient means of seed dispersal, and tolerance of a wide range of environmental conditions, invasive plants outcompete with native species for sunlight, nutrients, and space. Species on this list should not be utilized in landscaping. Additional information regarding invasive species or copies of the list may be obtained online at <http://www.hort.uconn.edu/cipwg> or by contacting the Environmental & Geographic Information Center at (860) 424-3540.

The EIE should include an analysis of additional traffic generated as a result of the courthouse. Microscale modeling of hot spot intersections may be appropriate. The Department typically recommends that the EPA guidelines for intersection analysis be followed to determine if the carbon monoxide concentrations at the critical intersections will exceed the NAAQS. The following documents should be consulted to determine whether modeling is appropriate:

- EPA-454/R-92-005 - "Guideline for Modeling Carbon Monoxide From Roadway Intersections"
- EPA-454/R-92-006 - "User's Guide to CAL3QHC Version 2.0: A Modeling Methodology for Predicting Pollution Concentrations Near Roadway Intersections"

To minimize impacts to air quality during construction, DEP recommends using best management practices that may include, but not be limited to, the following:

- Minimization of exposed erodible earth area to the extent possible.
- Stabilization of exposed earth with grass, pavement, or other cover as early as possible.
- Application of stabilizing agent (i.e., calcium chloride, water) to the work areas and haul roads.
- Covering, shielding, or stabilizing stockpiled material as necessary.
- Use of covered haul trucks.
- To minimize drag out, the incidental transport of soil by construction equipment from unpaved to paved surfaces, rinsing of construction equipment with water or any other equivalent method.

The Department also recommends the use of construction equipment with air pollution control devices. Equipment, such as diesel oxidation catalysts or particulate filters, or the use of "clean" fuels, can be effective in reducing exhaust emissions. "Clean" fuels include ultra-low sulfur diesel fuel (15 ppm sulfur), compressed natural gas or emulsified fuels (e.g., Purinox,

approved by the California Air Resources Board). Additionally, Section 22a-174-18(b)(3)(C) of the RCSA limits the idling of mobile sources to 3 minutes. Adhering to the regulation will reduce unnecessary idling and further reduce construction equipment emissions. It should be noted that only DEP can enforce Section 22a-174-18(b)(3)(C). Therefore, it is recommended that the project sponsor include language similar to the anti-idling regulations in the contract specifications for construction in order to allow them to enforce idling restrictions at the project site without the involvement of the Department.

The following generic comments are applicable to construction and demolition projects in urban areas.

Development plans in urban areas that entail soil excavation should include a protocol for sampling and analysis of potentially contaminated soil. Soil with contaminant levels that exceed the applicable criteria of the Remediation Standard Regulations is considered to be special waste. The disposal of special wastes, as defined in section 22a-209-1 of the Regulations of Connecticut State Agencies, requires written authorization from the Waste Engineering and Enforcement Division prior to delivery to any solid waste disposal facility in Connecticut.

Prior to the demolition of any commercial, industrial or public buildings or buildings containing five or more residential units, they must be inspected for asbestos-containing materials and any such materials must be removed. The National Emissions Standards for Hazardous Air Pollutants - Subpart M also requires that the Federal EPA be notified 10 working days prior to demolition. For further information, contact the EPA at (617) 918-1650.

The disposal of material containing asbestos requires the approval of the Waste Engineering and Enforcement Division pursuant to section 22a-209-8(i) of the Regulations of Connecticut State Agencies. Proper disposal technique requires that the material be bagged and labeled and placed in an approved secure landfill. For further information and to obtain the application for approval, contact the division at (860) 424-3366.

The disposal of demolition waste should be handled in accordance with applicable solid waste statutes and regulations. Clean fill is defined in section 22a-209-1 of the Regulations of Connecticut State Agencies (RCSA) and includes only natural soil, rock, brick, ceramics, concrete and asphalt paving fragments. Clean fill can be used on site or at appropriate off-site locations. Clean fill does not include uncured asphalt, demolition waste containing other than brick or rubble, contaminated demolition wastes (e.g. contaminated with oil or lead paint), tree stumps, or any kind of contaminated soils. Landclearing debris and waste other than clean fill resulting from demolition activities is considered bulky waste, also defined in section 22a-209-1 of the RCSA. Bulky waste is classified as special waste and must be disposed of at a permitted landfill or other solid waste processing facility pursuant to section 22a-208c of the Connecticut General Statutes and section 22a-209-2 of the RCSA.

For further information concerning disposal of demolition debris, contact the solid waste staff of the Waste Engineering & Enforcement Division at (860) 424-3366.

Residue generated by the removal of lead paint is considered to be hazardous waste if it meets the characteristics contained at 40 CFR 261. This must be determined on a case-by-case basis for each abatement project prior to disposal. The disposal of hazardous waste is regulated pursuant to sections 22a-449(c)-11 and 22a-449(c)-100 through 22a-449(c)-110 of the Regulations of Connecticut State Agencies. Proper disposal procedure is for a permitted hazardous waste hauler to transport the waste to an approved disposal facility. The Bureau of Waste Management has prepared a document, "Guidance for the Management and Disposal of Lead-Contaminated Materials Generated in the Lead Abatement, Renovation and Demolition Industries." For further information and to obtain the guidance document, contact the Waste Engineering and Enforcement Division at (860) 424-3372.

The site should be inspected for any electrical equipment such as transformers or capacitors, which may contain PCB's. In addition, the PCB Transformer Fires Final Rule (40 CFR 761) requires that each PCB transformer in use or stored for reuse must be registered with the local fire department. PCB transformers are prohibited from use in and near commercial and public buildings (e.g. schools, hospitals, offices, etc.). For further information, contact the Bureau of Waste Management, PCB Program at (860) 424-3368.

In order to expedite the Department's review of the EIE, please forward four copies of the document to this office when it becomes available for public review. We will distribute it to appropriate offices and prepare coordinated Departmental comments. Thank you for the opportunity to review this project. If there are any questions regarding these comments, please contact me.

cc: David Wlodkowski, DPW
Gina McCarthy, DEP/COMM
Bill Menz, DEP/APSD
Don Mysling, DEP/IFD
Susan Peterson, DEP/WPSD
Lee Suarez, DEP/WPSD
Sharon Yurasevecz, DEP/IWRD

From: "Joseph McMahon" <joseph.mcmahon@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, "David Wlodkowski" <David.Wlodkowski@po.state.ct.us>, "Donald Ouillette" <donald.ouillette@po.state.ct.us>, "Jack Farrell" <jack.farrell@po.state.ct.us>, "Laura Jovino" <Laura.Jovino@jud.state.ct.us>, "Sh
Date: 03/28/2005 01:50 PM
Subject: FW: Proposed Litchfield Judicial District Courthouse at Torrington - Scoping Comments

From: Smith, Jeff [mailto:Jeff.Smith@jud.state.ct.us]
Sent: Monday, March 28, 2005 1:31 PM
To: 'joseph.mcmahon@jud.state.ct.us'
Cc: Bolton, Jeffrey (Jeffrey.Bolton@po.state.ct.us)
Subject: Proposed Litchfield Judicial District Courthouse at Torrington - Scoping Comments

Thank you for the opportunity to comment on the subject project. OPM offers the following comments:

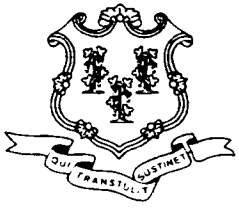
We observe that three of the sites are contained in the "Regional Center" category of the Conservation and Development Plan Locational Guide Map, and one of the sites is within the "Neighborhood Conservation" category immediately adjacent to the Regional Center. In general, the Plan of C&D encourages a large facility of regional significance like this one to be sited in a Regional Center, or directly adjacent to it, and would support the use of these sites. However, we recognize that there might be site specific constraints, including environmental characteristics (i.e. Conservation/Preservation/Existing Preserved Open Space) as designated in the Plan of C&D, that could potentially restrict their use. Therefore, we encourage a careful examination of these sites with a focus on potential environmental mitigation as well as on the re-use potential of existing infrastructure and the beneficial impact of the facility on local business and downtown revitalization.

While the sites in the Regional Center have the highest priority for development as defined in the Plan of C&D Locational Guide Map criteria, the remaining three potential sites do appear to be consistent with the Plan of C&D as they are within "Growth" areas as designated in the Plan.

Please contact me if you have any questions with regard to these comments.

Jeffrey Smith, Planning Specialist
Office of Policy and Management
450 Capitol Avenue
MS#52ASP
Hartford, CT 06106

Phone: 860-418-6395

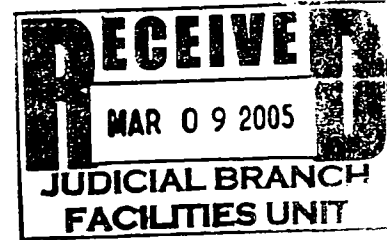


STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

March 9, 2005

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut, 06106



RE: Notice of Scoping for Proposed Litchfield Judicial District Courthouse at Torrington, CT
Properties involved: Nickerson Site, Timken Site, O&G Site, Nidec Site, Ricci Site
A&B, PRAX Site, and Kelley Site

Dear Mr. McMahon:

The following comments are offered in response to your request concerning the State Agency Proposed Project Review information, and scoping notice for the Litchfield Judicial District Courthouse at Torrington CT. A review of this document reveals limited information at this stage of the project. However, it is noted that the project will include property acquisition, demolition, and the construction of a Judicial Courthouse consisting of approximately 160,000 square feet. Accordingly a plan must be in place to address lead-paint and asbestos since these materials may be encountered during demolition or excavation activities.

The following summarizes the Department's position with regard to lead and asbestos:

A. Lead-Based Paint:

It does not appear that construction, demolition or other activities that are associated with this project would be subject to the Department of Public Health (DPH), Childhood Lead Poisoning Prevention and Control Regulations (§§19a-111-1 through 19a-111-11). However, there are other issues that could be related to lead-based paint. Among these issues are the following:

- A lead inspector or lead/risk assessor certified by the DPH, prior to the initiation of any demolition, or excavating activities should perform testing of paint on existing structures.
- Planned demolition activities should be performed using lead-safe work practices.
- If lead-based paint or lead containing paint is identified on any of the building components, classification and disposal of generated waste must comply with the Resource Conservation Recovery Act (RCRA) and the Connecticut Department of Environmental Protection standards (e.g., Toxicity Characteristic Leaching Procedure [TCLP] testing, and reporting and record keeping requirements by the contractor).
- Additionally, if lead-based paint, lead containing paint, or lead contaminated soil is identified, workers must be trained (as a minimum) according to the Occupational Safety and Health Administration (OSHA) lead standard (29 CFR 192.62). Because other contaminants may also be present on the site, additional health and safety training may be required (e.g., hazardous waste and/or asbestos).

Additional inquiries on the subject of lead-based paint can be directed to Alan Buzzetti, Supervising Environmental Sanitarian, Lead Environmental Management Unit at (860) 509-7299.



Phone: (860) 509-7293
Telephone Device for the Deaf: (860) 509-7191
410 Capitol Avenue - MS # 51EHS
P.O. Box 340308 Hartford, CT 06134

JUDICIAL BRANCH FACILITIES UNIT		
	Director	Court Planner
<input checked="" type="checkbox"/>	Manager	Code / Safety
	Security	Drafting
	Design	Maintenance
<input checked="" type="checkbox"/>	TORRINGTON SITE	

Joseph McMahon, Director of Facilities
Page 2
March 9, 2005

B. Asbestos Program:

Please be advised that the demolition of any existing facility that is associated with this proposed project would be subject to the provisions of the asbestos National Emission Standards for Hazardous Air Pollutants (40 CFR Part 61). As such, the facility would need to be thoroughly inspected to determine the presence of asbestos prior to the commencement of the demolition activity. An asbestos inspection must be conducted by an Inspector or a Management Planner licensed by the DPH. Asbestos abatement that involves more than three (3) linear feet or more than three (3) square feet of asbestos-containing material must be performed by an asbestos abatement contractor licensed by the DPH. Additionally, the DPH must be provided with notification prior to asbestos abatement that involves greater than 10 linear feet or greater than 25 square feet. Asbestos abatement must be performed in accordance with all applicable federal, state and local regulations.

Additional inquiries on the subject of asbestos abatement can be directed to Ronald Skomro, Supervising Environmental Sanitarian, Asbestos Program at (860) 509-7367.

If you have any questions, please feel free to contact me at (860) 509-7293.

Sincerely,



Ellen Blaschinski MBA, RS
Director
Division of Environmental Health

EB/SS/sm
cc: Jeffery Smith, Office of Policy and Management

Joseph McMahon
Judicial Branch
90 Water Street
Hartford, CT 06106

March 24, 2005

Courthouse Sites-Torrington, CT

Dear Mr. McMahon:

In consideration of the seven properties available to construct the new courthouse in Torrington, I strongly urge you and those responsible for the choice to **discount** the "Kelly Property" on Water Street.

That site as it is now is a traffic hazard. Water Street winds around a corner there (poor visibility) as one approaches the Migeon Ave intersection, not to mention the narrowness of Water Street at that location.

The Torrington Fire Department is located only a few feet away. With the entrance and exit to the shopping plaza right there, fire trucks have difficulty now – getting up/down the street, let alone adding more traffic with a courthouse there.

Water Street is so congested now with traffic, building another major traffic magnet in that same location would be irresponsible.

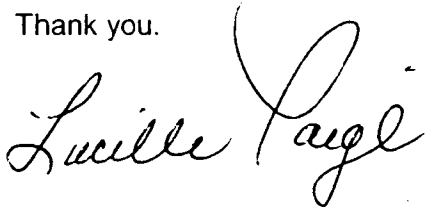
The Kelly property was given a state grant to "clean up" the site – there *may* be more extensive clean up required (as that property housed Kelly Bus Company, Kelly Fuel Company, Kelly Transportation for decades).

While I agree a "central" location for the new courthouse is advantageous for other towns/cities within Litchfield County who are going to utilize this facility, any of the six other sites would be far more suitable for this construction.

One cannot get up or down Water Street now without a long wait at each traffic light with long lines of cars of backed up traffic. To add another major community facility on the Kelly Property, in the middle of Water Street would be irresponsible and a great disservice to all of the people in Litchfield County.

Per the aforementioned, I strongly urge you to consider the other six sites.

Thank you.



Lucille A. Paige
PO 2104
Torrington, CT 06790

Cc: A Ruwet
T. Herlihy
R. Willis
A. Roraback

Sally N Bergad
43 Westledge Circle
Torrington, CT 0679

Joseph McMahon, Director of Facilities
Judicial Branch
900 Washington St.
Hartford, CT 06106

RE: SITING OF LITCHFIELD COUNTY COURTHOUSE

If I were at a political convention I would be proud to nominate and support the Nidec site for the location of the new Litchfield Co Courthouse.

The placement of this courthouse must not be considered as a unilateral decision: ***let's site it, let's build it***. This structure cannot be an 'island unto itself'. The potential economic impact of the placement is critical. The Nidec site is the appropriate site for the Courthouse, and that appropriateness opens vistas: creating a river park/river walk/ retail complex. There has been talk about reclaiming the Naugatuck River and building some sort of park for years. All this could be a reality, and it would be a perfect fit with the Rehab plans for downtown.

Another plus for the Nidec site is the easy access on and off of Rt. 8. Granted there is going to be a major increase in traffic on the city streets, but having that easy access from Rt. 8 would alleviate some of the internal traffic congestion.

Because the Naugatuck is a disgrace as we look at it, the potential cleaning of the river would not only be a boost for the beauty of downtown, but an environmental improvement.

People can access downtown by foot easily from this site. I've been told that lawyers don't eat lunch (I actually ***have*** seen a few eating lunch). I've been told that the people who use the courthouse for quick business won't be interested in the downtown area, and will leave promptly and of course, the daily workers will bring their lunch and hibernate in the building. With over 300 people a day in and out of this courthouse, more than a few will be inquisitive enough to explore Torrington. Making downtown Torrington appealing is the charge of the Rehab group, but I believe that success is contingent on the proper placement of the courthouse.

Please heed the wording of the petition that over 2500 people of Litchfield County signed about four years ago: those words specified **"that the new Litchfield County Courthouse should be built in downtown Torrington-- an**

urban center in need of revitalization.” This petition was given to Mayor Owen Quinn, who promised to pursue this courthouse.

Please build this courthouse on a site that will benefit Torrington's economy, and at the same time, clean up the blight along the banks of the Naugatuck River. I hope that a missed opportunity will not put Torrington's renewal at risk.

Thank you.


Sally Bergad

March 25, 2005

Judicial Branch and the Department of Public Works
Proposed Litchfield Judicial District Courthouse at Torrington
DPW Project BI-JD-239

PUBLIC SCOPING MEETING
7:00 p.m. March 23, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut

COMMENT SHEET

Name: Randall Serkey
John Serkey Address: 162 Laurel Rd Hamden Ct
Phone Number: 860 485 9415 Date: 3-27-05 06791

Placing the courthouse in downtown Torrington is, in my opinion, a selfish move on the part of town & area politicians to make points with area downtown businesses & banks. Why should we bring more traffic & congestion to an already overcrowded town? Wide open spaces abound on the "Hickerson" site and easy access from Route 8 for all & no trapping traffic to disrupt residential neighborhoods downtown. Thank you!

Please send post-marked comments by March 28, 2005 to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093
Email: joseph.mcmahon@jud.state.ct.us

From: "Joseph McMahon" <joseph.mcmahon@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, "David Wlodkowski" <David.Wlodkowski@po.state.ct.us>, "Donald Ouillette" <donaId.ouillette@po.state.ct.us>, "Jack Farrell" <jack.farrell@po.state.ct.us>, "Laura Jovino" <Laura.Jovino@jud.state.ct.us>, "Sh
Date: 03/28/2005 08:29 AM
Subject: FW: (no subject)

From: Timken [mailto:timken@timken.com]
 Sent: Saturday, March 26, 2005 10:27 AM
 To: Joseph.McMahon@jud.state.ct.us
 Subject: (no subject)

This is concerning the new court house proposed for Torrington, CT. One of the properties being considered is the Timken Corporate building on Field Street. This is a very good building inside with beautiful executive offices that could be used by the judges and attorneys with little or no modification. The rest of the building had portable dividers so there are not to many permanent walls which would minimize demolition. I know it is not as large as proposed but it is much larger than the building being used in Litchfield today and in much better condition. Here is a opportunity to save the taxpayers millions of dollars by using a existing structure. If it is not large enough there is property to the east of the building owned by Timken to expand the existing structure. If you have not been in the building you need to tour the inside to help with the decision. The Governor is taking cost cutting steps such as cutting the 411 directory assistance calls to save taxpayers \$400,000 per year. Using the Timken facility could save \$10 million dollars vs. building a new facility. I know it may not have everything that is on the wish list but when the State is running deficit budgets sacrifices must be made everywhere.

Attachments:

File: ATT00001.txt (Shown Inline)	Size: 1k	Content Type: text/plain
File: winmail.dat	Size: 3k	Content Type: application/ms-tnef

From: "Joseph McMahon" <joseph.mcmahon@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, "David Wlodkowski" <David.Wlodkowski@po.state.ct.us>, "Donald Ouillette" <donald.ouillette@po.state.ct.us>, "Jack Farrell" <jack.farrell@po.state.ct.us>, "Laura Jovino" <Laura.Jovino@jud.state.ct.us>, "Sh
Date: 03/28/2005 08:30 AM
Subject: FW: courthouse

From: ROBERT CHAMPAGNE [mailto:champagne@earthlink.net]
Sent: Friday, March 25, 2005 12:22 PM
To: Joseph.McMahon@jud.state.ct.us
Subject: courthouse

Mr. McMahon,

I think the location of the new courthouse should be on Water Street.

Torrington has made strides in the downtown area after a long, hard battle to bring it back. The addition of the courthouse would generate that much more activity and put people (read: \$\$\$\$) in the stores, restaurants, etc.

Catherine Hickson Champagne
380 Grove Isle Circle
Vero Beach, Fl 32962

(Torrington born and raised)

Attachments:

File: ATT00001.txt (Shown Inline)	Size: 1k	Content Type: text/plain
File: winmail.dat	Size: 3k	Content Type: application/ms-tnef

From: "Joseph McMahon" <joseph.mcmahon@jud.state.ct.us>
To: "Bolton, Jeffrey" <Jeffrey.Bolton@po.state.ct.us>, "David Wlodkowski" <David.Wlodkowski@po.state.ct.us>, "Donald Ouillette" <donaId.ouillette@po.state.ct.us>, "Jack Farrell" <jack.farrell@po.state.ct.us>, "Laura Jovino" <Laura.Jovino@jud.state.ct.us>, "Sh
Date: 03/28/2005 01:17 PM
Subject: FW: Torrington Courthouse site....comments.

From: David Dean [mailto:revliben@4themail.com]
 Sent: Monday, March 28, 2005 10:52 AM
 To: Joseph McMahon [mailto:joseph.mcmahon@jud.state.ct.us]
 Subject: Torrington Courthouse site....comments.

Dear Mr.McMahon: Just a comment. We have 2 to 3 of the properties now under consideration...but...having just listed 30 +/- acres on Kennedy Drive (right above the O&G 6 ac. parcel) for 2.5 million. It is the perfect site. Minimal disruption for traffic (exit.45,,,,rte.8), full utilities. 20+ good acres out of 30 acres. Surely, there must be a way to get this on the "list"?

Otherwise, you may well be settling for an inferior location & size...not good business...no?

David E. Dean, ARM,CRB,E-Pro,GRI
 Litchfield County Commercial, Realtors
 (860) 489-9000-o VM 104 (860) 482-5020-fax
 Mail to: dean@litchfield-countycommercial.com
 view listings at: www.litchfield-countycommercial.com
 <<http://www.litchfield-countycommercial.com>>

Attachments:

File: ATT00001.txt (Shown Inline)	Size: 1k	Content Type: text/plain
File: winmail.dat	Size: 3k	Content Type: application/ms-tnef

David J. Pergola
69 Quail Run
Torrington, CT 06790

March 28, 2005

Mr. Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, CT 06106

Reference: DPW Project BI-JD-239

Dear Mr. McMahon:

My name is David Pergola and I reside at 69 Quail Run, Torrington, CT. I was born and raised in Torrington.

I would like to express my opinion on the seven (7) locations that have been qualified for the proposed courthouse. Our local lawmakers have endorsed the Nidec and Kelly locations, including the former Timken Building, however, I would take exception for a few reasons.

1. The Timken Building does not fall within the downtown area.
2. The Kelly property has been used as a trucking depot dating back to the 1930's and for years is known to have contaminated soil and environmental issues.
3. The Nidec property has been used as a manufacturing facility dating back to the 1940's and is also known to have the same issues.

When Baystate Environmental Consultants start their screening, these issues will be discovered and could impact the projected project cost.

The Main Street location contains a small local construction company with some neglected housing units and should not be labeled as contaminated until the environmental report is complete. Our State and City officials should especially consider the 400 block on Main Street, with its proximity to the Police Station, current available utilities, traffic flow and walking distance to "downtown".

Our City officials are attempting to combine the courthouse project with the downtown revitalization project that is still in the planning stages. Combining these two large projects could cause a major delay to the already projected courthouse completion date of 2011.

As an informed local citizen I would encourage pursuing the Courthouse Project along the 400 block of Main Street independent of the important, though separate, Downtown Revitalization Project.

Sincerely,



David J. Pergola

Judicial Branch and the Department of Public Works
Proposed Litchfield Judicial District Courthouse at Torrington
DPW Project BI-JD-239

PUBLIC SCOPING MEETING
7:00 p.m. March 23, 2005
Torrington City Hall Auditorium
140 Main Street, Torrington, Connecticut

COMMENT SHEET

Name: David J Pergola Address: 69 Quail Run
Phone Number: 860-489-7271 Date: 3-28-05

Please send post-marked comments by March 28, 2005 to:

Joseph McMahon, Director of Facilities
Judicial Branch
90 Washington Street
Hartford, Connecticut 06106
Fax: (860) 706-5093
Email: joseph.mcmahon@jud.state.ct.us

Steve Lecco

From: Joseph McMahon [joseph.mcmahon@jud.state.ct.us]
Sent: Monday, March 28, 2005 8:30 AM
To: Bolton, Jeffrey; David Wlodkowski; Donald Ouillette; Jack Farrell; Laura Jovino; Shane Mallory; slecco@b-e-c.com
Subject: FW: courthouse

From: ROBERT CHAMPAGNE [mailto:champ2@earthlink.net]
Sent: Friday, March 25, 2005 12:22 PM
To: Joseph.McMahon@jud.state.ct.us
Subject: courthouse

Mr. McMahon,

I think the location of the new courthouse should be on Water Street.

Torrington has made strides in the downtown area after a long, hard battle to bring it back. The addition of the courthouse would generate that much more activity and put people (read: \$\$\$\$) in the stores, restaurants, etc.

Catherine Hickson Champagne
380 Grove Isle Circle
Vero Beach, FL 32962

(Torrington born and raised)

7 March 2005

Dear Mr. McMahon:

I am writing regarding the Torrington courthouse project. The best choice among those properties that qualify is the Nidec site on Franklin Dr. It is easily accessible from two Rte. 8 exits. Nothing historic would be destroyed there. It is in an area that desperately needs some revitalization.

The worst choice is the PRAX site on Main St. That is a residential area with a great deal of traffic as it is, not to mention along a major school bus route.

Thank you for allowing the residents of Torrington to voice our opinions. I hope you will consider them very carefully.

Sincerely,



Dona J. Fraunhofer
45 Blake St. Torrington

45 BLAKE ST.
TORRINGTON, CT
06790



MR. JOSEPH McMAHON
FACILITIES DIRECTOR
90 WASHINGTON ST
HARTFORD, CT

06106

0610614415

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED



Feb. 23, 2015

Re: County Courthouse

I have been a native of Torrington for 67 years. I think the O.J. Kelly site is better than all the others!

It's easy to find. It's near a number of different type of restaurants. Mostly, it will improve the "ugly" area into something for the town to be proud of!

I for one will be very happy to drive by a new beautiful courthouse instead of an "ugly" dirty bus station. Thank you
Agnes K. Patterson
Torrington Ct.

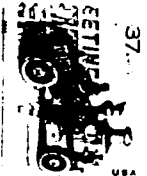
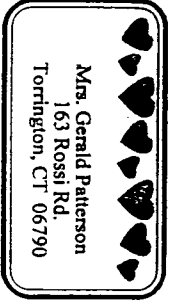
©1997 Thomas Kinkadee Media Arts Group, Inc.

Re: County Courthouse
06106/4416

March 11, 2015

06106

Judicial Branch Facilities
90 Director Joseph McMahon
90 Washington Street
Hartford, Conn.



Mrs. McMahon

Courthouse Torrington

Dear Sir.

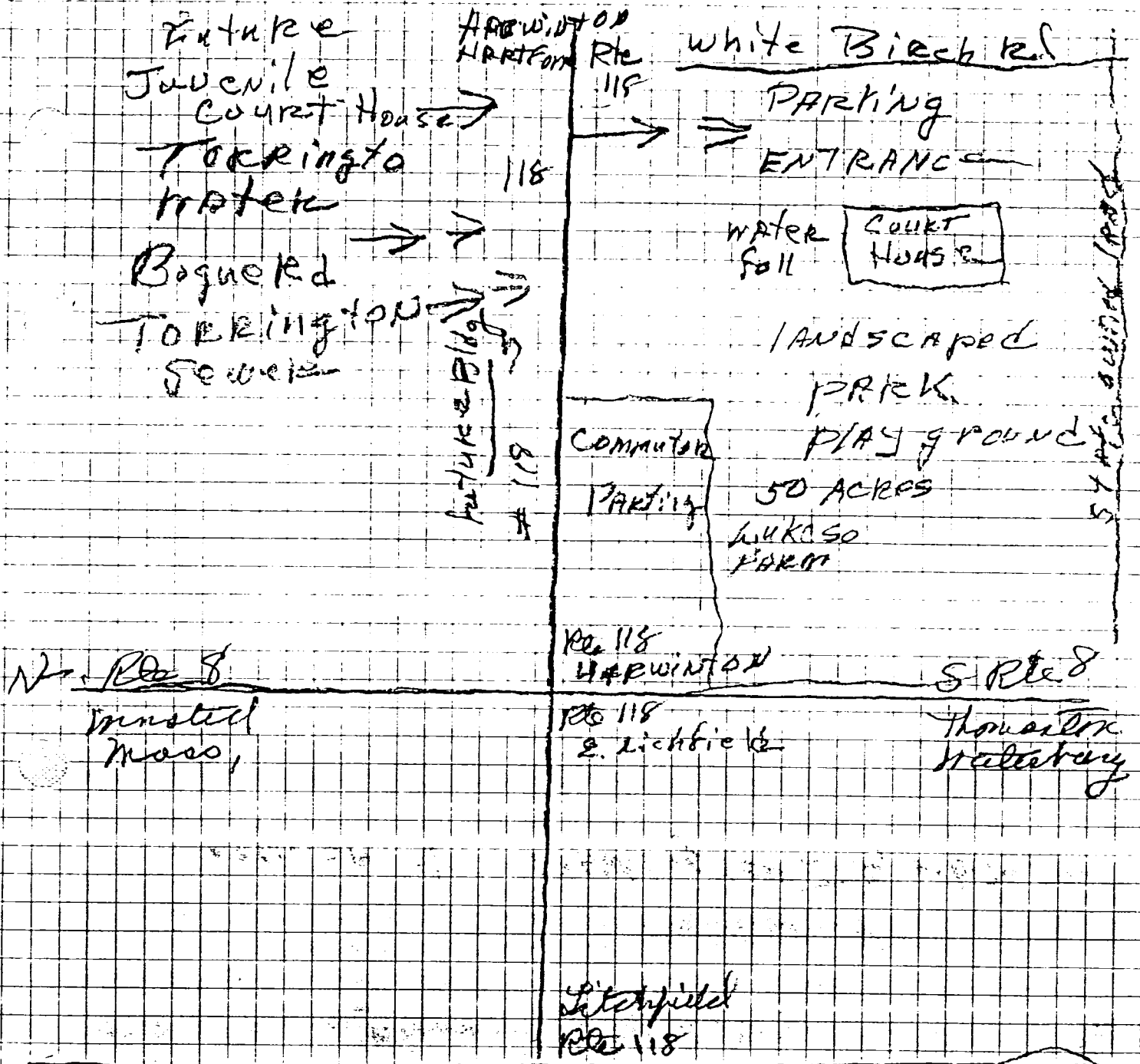
Today's newspaper showed
7 sites for the new courthouse
in Torrington.

There is the process
of beautifying our town -
seems to be no thought
of how the building will
look or what it will do
to our congested town!
The new Courthouse could
be a beautiful building
with some thought.

People could come from
all over the State to
see it.

I hope you would
give some thought to
the matter

Mrs. Schling



This could be very excessive

The Court house could be
replica of Washington, D.C. Whitehouse



Official Branch Facilities
Director Joseph McWabon
90 Washington St,
Hartford, Ct. 06106

Betty Schling
52 Summer St Apt 6C
Torrington, CT 06790



37-115

CONCERNING
PROPOSED LITCHFIELD COUNTY
COURTHOUSE SITES

JUDICIAL BRANCH FACILITIES DIRECT
JOSEPH MCMAHON
90 WASHINGTON ST.
HARTFORD, CONN. 06106

DEAR SIR.

I JOHN NESHKO, JR. RETIRED, 9-12 SCHOOL TEACHER OF THE TORRINGTON
CONN. SCHOOL SYSTEM WOULD LIKE TO MAKE SUGGESTIONS ABOUT THE
LOCATIONS OF THE 5 PROPOSED SITES FOR THE NEW DISTRICT COURT -
HOUSE LOCATION. I NOTICE THE RICCI SITE 341-371 PINEWOODS ROAD,
TORRINGTON IS ON THE EAST SIDE OF NEW ROUTE 8,

I OWN 7 ACRES OF TORRINGTON LAND OPPOSITE THE RICCI SITE ON
THE WEST SIDE OF ROUTE 8 FROM THE TORRINGTON/WINCHESTER TOWN
LINE TO AN EXIT ON PINE WOODS RD. 1/3 OF A MILE LONG, SOUTH.
THIS LAND IS IN TWO PARCELS OF WOODED LAND WITH A GRAVEL BASE.
THIS LAND HAS A 2 ^{WIDE} HERMAN RD. RIGHT OF WAY ALONG ITS WEST SIDE OUT
TO PINE WOODS ROAD.

I CAN SELL THIS LAND FOR THE NEW COURTHOUSE SITE WITH FAIR
PRICE SALE AGREEMENT.

THIS SITE WOULD BE EASILY ACCESSIBLE TO TORRINGTON,
WINCHESTER, ROUTE 44 TO WESTERN CONN. AND LITCHFIELD COUNTY, SO
IT WOULD SERVE AS A REGIONAL COURT HOUSE LOCATION. THE
RICCI SITE WOULD ALSO SERVE THIS PURPOSE AS THIS SIXTH
'NESHKO' SITE COULD DO. PLEASE CONSIDER THIS PROPOSAL
FOR ALL THE TAXPAYERS OF CONN.

RES. REQUIRED SINCERELY,

RT. 183 TORRINGTON ST.

JOHN NESHKO, JR.

RT. 8 RICCI-SITE

R4-10 HERMAN RD.

NESHKO PROPERTY

WINSTED, CONN. 06098

TRAIL LINE BED
HERMAN RD.

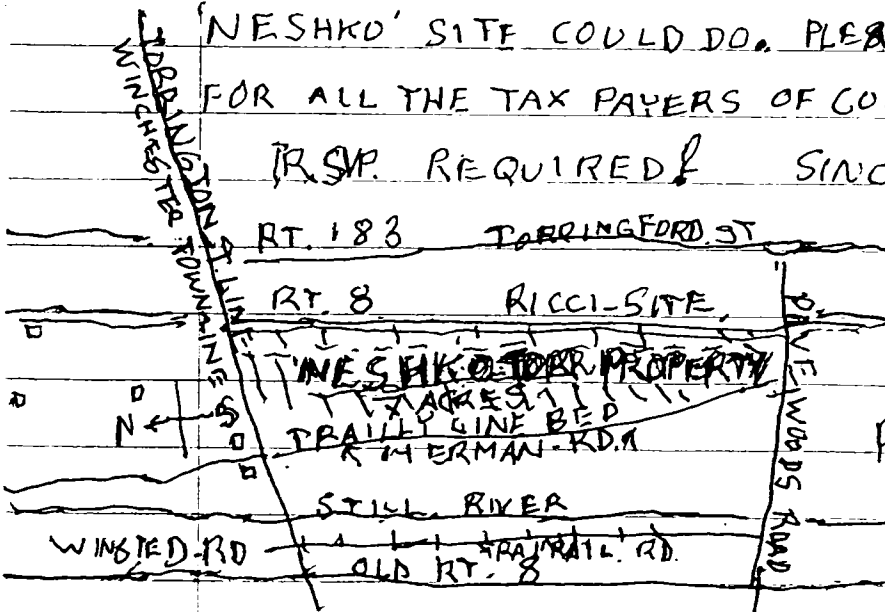
PHONE 860-379-5667

STILL RIVER

WINSTED RD

OLD RT. 8

OLD RT. 8 BURRVILLE



JOHN NESHAKE JR.
R4-10 HERMAN RD.
WINSTED, CONN. 06090

(LITCHFIELD COUNTY)
(COURTHOUSE STES)



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06106

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JUDICIAL BRANCH-FACILITIES-DIRECTOR

JOSEPH MEMANON

90 WASHINGTON, ST.

HARTFORD, CONN. 06106

Director of the Judicial Branch Facilities
Joseph McMahon
90 Washington St.
Hartford, Conn. 06106

March 5, 2005

Dear Mr. McMahon,

I am writing to you in regard to the February 23rd, 2005 Register Citizen article listing the sites under consideration for the new courthouse in Torrington, specifically the site located at the intersection of Kennedy Drive & Alvord Park Road. My thoughts will be kept brief so please take a moment to read on.

I have to believe that no one with any common sense would place this courthouse in an area with so many families. I tell myself, with all the other sites listed, this particular site could not possibly be the choice by any of the powers that be. However, I feel it is necessary that I express my concerns to you so that you are aware of the many families with children of all ages that will be in the neighborhood of this facility. Frankly, the thought of the criminal element in my backyard frightens me. I understand that many of the people entering this building are harmless. Nevertheless, I see the prospect of putting this type of facility in the vicinity of a residential neighborhood as 'looking for trouble'.

In addition to the children of the neighborhood, many of the children of the city use Alvord Park Road as a gateway to Alvord Park from spring through fall. They arrive on their bicycles to head up to the BMX track. Soccer moms and their brood flock the soccer fields any given day of the week. High School children are walking to and from school, alone, during the school year. Not to mention, do we really need to shave the land when other sites are ready and waiting for an active facility to replace their vacant lots/buildings.

I'm sure my points had been considered long before receipt of this letter. I look forward to the meeting on March 23rd taking place at City Hall.

Sincerely,

Kerry Palmer
57 Meadowbrook Lane, Torrington

cc: Anne Ruwet, 65th District Representative
Senator Andrew Roraback
David Wlodkowski, Dept. of Public Works
Jamie Preston Olmstead, Torrington Register Citizen

Jennifer Mackey

From: Bolton, Jeffrey [Jeffrey.Bolton@po.state.ct.us]
Sent: Friday, February 25, 2005 8:12 AM
To: slecco@b-e-c.com
Subject: FW: Litchfield Judicial District courthouse site

-----Original Message-----

From: Joseph McMahon [mailto:joseph.mcmahon@jud.state.ct.us]
Sent: Fri 2/25/2005 7:59 AM
To: Bolton, Jeffrey; Wlodkowski, David; Ouillette, Donald; Mallory, Shane
Cc:
Subject: FW: Litchfield Judicial District courthouse site

-----Original Message-----

From: Dave & Alison [mailto:dggajg@optonline.net]
Sent: Thursday, February 24, 2005 9:33 AM
To: Joseph.McMahon@jud.state.ct.us
Subject: Litchfield Judicial District courthouse site

Here is my opinion of the sites in consideration for the new courthouse:

1. The Nickerson site at the intersection of Winsted and Burr Mountain roads - NO GOOD, too far from downtown.
2. The Timken site at 59 Field St. - NO GOOD, not close enough to downtown, side streets are too narrow and congested for the increased traffic, surrounded by residential area.
3. The Nidec site at 100 Franklin Drive - BEST location - closest to downtown, close to and easy access to route 8, route 202.
4. An O&G site at the intersection of Kennedy Drive and Alvord Park Road - NO GOOD, too far from downtown.
5. The Ricci site at 341 and 371 Pinewoods Road - NO GOOD, too far from downtown.
6. The PRAX site along Main and Grove streets - GOOD location, close to downtown, on a main street, close to route 8, route 4, route 202.
7. The Kelley site on Water Street - NO GOOD, too close to a grammar school (right next door), Water Street is already maxed out with traffic and can't handle the increase.

2/25/2005

David Giramonti
310 Migeon Avenue
Torrington, CT 06790

Jennifer Mackey

From: Bolton, Jeffrey [Jeffrey.Bolton@po.state.ct.us]
Sent: Friday, February 25, 2005 8:09 AM
To: slecco@b-e-c.com
Subject: FW: Courthouse site

-----Original Message-----

From: Joseph McMahon [mailto:joseph.mcmahon@jud.state.ct.us]
Sent: Fri 2/25/2005 7:58 AM
To: Bolton, Jeffrey; Wlodkowski, David; Ouillette, Donald; Mallory, Shane
Cc:
Subject: FW: Courthouse site

From: BTbrich@aol.com [mailto:BTbrich@aol.com]
Sent: Thursday, February 24, 2005 7:37 AM
To: Joseph.McMahon@jud.state.ct.us
Subject: Courthouse site

I believe the Nidec site, located at 100 Franklin Dr., Torrington would be the best choice for the courthouse. It has plenty of parking, is close to Route 8 and within walking distance to restaurants and shopping.

2/25/2005

Jennifer Mackey

From: Bolton, Jeffrey [Jeffrey.Bolton@po.state.ct.us]
Sent: Friday, February 25, 2005 8:08 AM
To: slecco@b-e-c.com
Subject: FW: Site of new Court House

-----Original Message-----

From: Joseph McMahon [mailto:joseph.mcmahon@jud.state.ct.us]
Sent: Fri 2/25/2005 7:57 AM
To: Bolton, Jeffrey; Wlodkowski, David; Ouillette, Donald; Mallory, Shane
Cc:
Subject: FW: Site of new Court House

From: BillW77@aol.com [mailto:BillW77@aol.com]
Sent: Wednesday, February 23, 2005 11:46 PM
To: Joseph.McMahon@jud.state.ct.us
Subject: Site of new Court House

Dear Joseph McMahon,

I believe that the new court house should be as close to down town as possible therefore I support the main street site. In addition to the downtown revitalization project the building of a new courthouse in the immediate area will bring additional foot traffic to downtown giving local businesses the edge they need to survive. It's dissapointing seeing "for rent" signs in windows of buildings in the heart of Torrington's downtown. We have a rare opportunity to make this historical and beautiful part of town as prosperous as it once was.

Yours truly,

A young interested Torrington citizen
William F. Wood

2/25/2005

Steve Lecco

From: Joseph McMahon [joseph.mcmahon@jud.state.ct.us]
Sent: Thursday, March 17, 2005 7:29 AM
To: Bolton, Jeffrey; David Wlodkowski; Donald Ouillette; Jack Farrell; Laura Jovino; Shane Mallory; slecco@b-e-c.com
Subject: FW: Torrington Court House

From: Nelson Gonzalez [mailto:gonzalez@earthlink.net]
Sent: Wednesday, March 16, 2005 7:39 PM
To: Joseph.McMahon@jud.state.ct.us
Subject: Torrington Court House

Dear Mr. McMahon:

I am writing to you in regard to the site choose for the new court house that will be built in Torrington. I am a business owner in Torrington. I have been carefully following this process unfold and feel that I should let you know my thoughts on the court house and it's final location.

After visiting each of the seven sites and speaking to my customers, I have come to the conclusion that the site owned by O&G at Kennedy Drive and Alvord Park Road would be the best. Now I am sure you are wondering why I did not choose one of the downtown sites. Given that the city of Torrington will be receiving \$100 million dollar for a redevelopment the court house was never a center piece of that, nor should it be. The downtown development will and should succeed on it's own due to the presence of the Warner and the Nutmeg. The Nutmeg and the Warner are great center pieces for a redevelopment. And what better than two great art centers to lead the redevelopment. That is also why I don't feel the Nidec site is suitable, it can be used in the redevelopment and generate property taxes for the town. The Torrington Co. site is situated in to much of a residential area to possible cause a concern for public safety if something was to go wrong at the court ! house. The Kelley site is an unknown toxic waste site. Let's be frank, after years of neglect and poor environmental stewardship the State and the tax payer should not be made to clean up this site for a court house. The Nickerson and the Ricci sites are to far out to help Torrington economically.

Now why is the O&G site so perfect you are wondering? One is it's closeness to Route 8, and the junction to 202 is one mile away. The site in it's present state generates very little property taxes for the town, so when the State compensates Torrington in leu of taxes and those payments end the town will not have lost a great amount on their grand list. Economically both the State and the town need to look at the bottom line. The lose of future property taxes should be one of the towns real concerns. Other real property owner should not have to make those loses up. On the safety issue, the reality is that this is a court house and there will be dangerous people coming and going from the court house. To best protect the citizens of Torrington and the officers, judges and other works a site that can be quickly locked down to protect everyone is best case. The wooded site offers that. And yet the site is only minutes from downtown or the shopping/eatires along Winsted ! Road or 202. The court house employees and visitors can access these easily. And given that other than the cost of clearing the land the State's cost of building should be less. Which means the building could be built as a State of the art highlighting some of Connecticut's cutting edge technology. Fuel Cell technology could be used to power the court house, bringing one of Connecticut's technology to the for front.

As you can see Mr. McMahon I have thought long and hard about the court house and it's position within the community and what I feel would best serve Torrington. I have no financial interest in the O&G property. I feel given the future concerns of safety as we go forward a court house becomes a symbol to people who feel that justice and it's blindness has done them some wrong. Having grown up in New York City and working around the different court house I always felt safe, because of the police presence, but after 9/11 I realize how false that sense of safety was. Both my wife and I worked in the Trade Center at different times, and their security was top notch. The first attack did not seem to faze us, but when 9/11 happened we realize how luck we were not to have been there, and how unfortunate it was for some of our past coworkers. Given the different court house tragedies of the past week I am sure safety is something that must be front and center in your m! ind. Please make sure it

stays there as you go through the selection process. The O&G site would best serve Torrington and the legal community of Litchfield county.

Nelson Gonzalez
gonzalez@earthlink.net
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From: rjohns02 [mailto:rjohns02@snet.net]
Sent: Thursday, February 24, 2005 3:56 PM
To: Joseph.McMahon@jud.state.ct.us
Subject: Torrington courthouse

Sir,

We feel that the best site for the courthouse in Torrington is the Nidec site at 100 Franklin Drive.

This site is close to a entrance and exit of route 8 and will help keep the extra raffic from the already congested center of town.

It is close enough to the center so people will be able to walk to restaurants.

Thank you

Robert and Norma Johns
121 Sharon Avenue,
Torrington, Conn.
06790

rjohns02@snet.net

BAYSTATE ENVIRONMENTAL CONSULTANTS, INC.
 296 North Main Street
 East Longmeadow, MA 01028

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- - - - - x
In re:      :
            :
TORRINGTON COURTHOUSE :
PUBLIC SCOPING MEETING :   BEC File No. 03-0406-2
            :
- - - - - x

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"TORRINGTON COURTHOUSE ENVIRONMENTAL IMPACT
 EVALUATION PUBLIC SCOPING MEETING"

MARCH 23, 2005

7:00 P.M.

TORRINGTON TOWN HALL

(Transcription from Electronic Recording)

Transcription Services of
 FALZARANO COURT REPORTERS
 117 N. Saddle Ridge
 West Simsbury, CT 06092
 860.651.0258

Appearances:

DAVE WLODKOWSKI, CT DPW Project Manager

JEFF BOLTON, CT DPW Environmental Analyst

JOSEPH McMAHON, CT Judicial Branch

STEPHEN LECCO, Baystate Environmental
Consultants

JENNIFER MACKEY, Baystate Environmental
Consultants

HARRY JONES, Baystate Environmental Consultants

1 (Tape 1, side 2.)

2 * * * * *

3 THE CHAIRMAN: We'd like to thank
4 everybody for a less than perfect night to come
5 out for such an important project. And at this
6 point really it comes to the part of the program
7 where you get the chance, but before that
8 obviously we'll turn it over to the public
9 officials who are attending. And there's a
10 sign-up sheet here and Representative Ruwet will
11 be the first to speak, followed by Senator
12 Roraback. The Mayor will also speak right after
13 Senator Roraback. Representative Woods would
14 also like to speak and then I'm not familiar with
15 Samuel -- okay (inaudible).

16 REP. ANNE RUWET: Thank you. I
17 actually have copies of my testimony but I am
18 Anne Ruwet, State Representative of the 65th
19 District, which is Torrington. Fortunate to have
20 one single town to represent.

21 I want to first express my
22 appreciation to the Department of Public Works,
23 their staff and the other officials involved with
24 the process of locating our courthouse here in
25 Torrington.

1 I know that with your history, and I
2 speak primarily to the Department of Public Works
3 in building courthouses through the State of
4 Connecticut, that you have carefully followed the
5 contractual requirements in selecting all of the
6 (inaudible) sites. I have great confidence in
7 your work and I know that you won't compromise
8 any of the ethical rules that are before you and
9 have not in the past.

10 By way of background, I found out
11 that we are at the culmination of 30 years of
12 efforts to build a new courthouse for Litchfield
13 County and we are ecstatic that Torrington will
14 be the location for the courthouse. We are
15 virtually at the threshold of building an
16 accommodating and accessible courthouse to meet
17 the critical needs of the judicial system and the
18 public in the northwestern part of Connecticut.
19 It is like running a marathon and we are almost
20 to the finish line.

21 Also, this process here tonight
22 occurs within the context of a great deal of
23 effort by the Torrington Development Corporation
24 to focus the city's and state's attention on the
25 Torrington downtown redevelopment. This is a

1 priority for Torrington and it also has broader
2 implications by encouraging redevelopment in
3 already developed areas and keeping open space
4 available for future generations to enjoy.

5 I am overjoyed that there's three of
6 the seven proposed properties for the new
7 courthouse lie within the downtown Torrington
8 area. It is my plea to you that the downtown
9 sites receive full consideration as we work
10 toward the parallel goals of a new courthouse and
11 a revitalized downtown.

12 It would be ideal should one of these
13 three downtown properties meet all the
14 specifications for a new courthouse, although
15 whatever the final outcome, wherever the final
16 site is identified, I am confident that all
17 elements of the community will be supportive.

18 Finally, let me mention the time
19 line. I would be happy to support any effort to
20 push up the schedule so that we have a courthouse
21 in Torrington even earlier than the projected
22 deadline of 2011. If I can help accelerate the
23 process in any way I will be glad to do so. I
24 firmly believe other states and local officials
25 share that desire as well. It is most important

1 that we get the job done. We must do everything
2 we can in the community to get the project built.
3 We must avoid any in-fighting and instead work
4 together toward our common goal: A new
5 courthouse in Torrington.

6 I believe the community cannot wait
7 to see a new courthouse in Torrington as soon as
8 possible. It has been a long time coming and
9 let's keep the momentum going. Thank you.

10 SENATOR ANDREW RORABACK: Good
11 evening, ladies and gentleman. I don't wish to
12 have my back to anyone, but I don't know if I can
13 physically do that, but...

14 First of all, I want to thank Jeff
15 and Joe, Jennifer, Steve and particularly Dave
16 Wlodkowski who has been the project manager on
17 this project. We were reminiscing earlier this
18 evening about maybe eight years ago that we had
19 this exact same presentation at the Litchfield
20 Junior High School auditorium, and Dave hasn't
21 aged a bit. I, on the otherhand...

22 I also want to confirm with the
23 mayor, is this still our emergency shelter? Do
24 we still set up cots here? Because...

25 VOICE: (Inaudible.)

1 SENATOR RORABACK: Fair enough. I'm
2 not sure if I'm going to make it up the hill to
3 Goshen, so I may be joining you all here, it's a
4 comfortable -- and the mayor does provide
5 breakfast.

6 (Laughter.)

7 SENATOR RORABACK: I do want to thank
8 each and every member of the public who has made
9 it their business to be here tonight despite the
10 conditions. I think the turnout speaks volumes
11 to the priority that this community, in fact this
12 region places on the construction of this
13 facility.

14 I'm sure you're going to hear many
15 opinions tonight but I do believe there is one
16 thing about which all of us will agree, and
17 that's the need to proceed with the construction
18 of this facility with all deliberate speed.

19 And I also very much appreciate that
20 notwithstanding that there will be a wide range
21 of opinions proffered this evening, but I think
22 all of us collectively need to commit ourselves
23 to embracing whatever site is determined by the
24 process to be the most suitable site. I think in
25 the long run we're going to be much better served

1 uniting around a site that's identified as a
2 preferred site rather than allowing in-fighting
3 to slow down the process.

4 So thank you for the opportunity to
5 speak, thank you for hearing us and I appreciate
6 everybody's patience. Certainly we have
7 demonstrated that we do possess patience up here,
8 but I also want to make sure that we demonstrate
9 that we're prepared to do everything we can to
10 get the job done. Thank you.

11 Mr. Mayor.

12 MAYOR OWEN QUINN: Thank you,
13 Senator.

14 SENATOR RORABACK: I would like eggs
15 over easy, please.

16 (Laughter.)

17 MAYOR QUINN: My omelettes are
18 specially cooked.

19 I also don't want to have my back to
20 anybody. I would like to say thank you, Dave, I
21 do remember going up to Litchfield and having a
22 conversation and how things have changed in a
23 short period of time.

24 I'd also like to comment for the
25 record with regard to Baystate. They came into

1 City Hall a couple of months ago. They didn't
2 have an ink contract but they were in talking to
3 the various departments in city government;
4 talking to Planning & Zoning, talking to Inland
5 Wetlands, trying to get an idea of where the
6 sites are. This young man was one of the people
7 who certainly was not in his tie and jacket --
8 you do clean up very well, by the way, from your
9 field outfit.

10 VOICE: (Inaudible.)

11 MAYOR QUINN: There you go. But they
12 were very professional and I just want to thank
13 them for their professionalism.

14 And the Department of Public Works
15 has been very accommodating to my incessant
16 nagging and talking and urging, and I would just
17 like to echo a couple of things before I start my
18 prepared statement.

19 One, the City of Torrington is
20 excited. They have believed this project belongs
21 in the City of Torrington for many years. I
22 brought that message loud and clear, other people
23 have joined into that message and I believe that
24 any site is going to be welcomed in the City of
25 Torrington. I think they all have their

1 strengths and their weaknesses, but I think that
2 everyone will coalesce around a Torrington site.
3 I think that's a universal thing.

4 Number two is we've been waiting a
5 long time. There is no option not to do a
6 Torrington site. The facility in Litchfield,
7 although historic, needs to be renovated.
8 There's universal feelings about that in
9 Litchfield County. We think that renovation just
10 isn't in the cards and I would echo that movement
11 be as quickly paced as we can, carefully paced as
12 we can, making sure that we do everything
13 ethically and procedurally correct. But anything
14 we can do to shave off that time frame of 2011 --
15 God, I live in years of two-year terms, to think
16 of 2011 is just way beyond my scope. But I
17 (inaudible) Mayor of the City of Torrington wish
18 to thank everyone from the Department of Public
19 Works for arranging this important public hearing
20 for the people of Torrington and Litchfield
21 County.

22 We are here tonight to get the input
23 of the citizens of Torrington and Litchfield
24 County on where they would like to see their
25 courthouse built. I look forward to their

1 comments and I keep my comments very brief.

2 In anticipation of tonight's
3 testimony I've reviewed my previous public
4 statements regarding the location of the
5 courthouse. And although I have shifted my
6 opinion from the ideal site, I spent the past
7 three years advocating for one thing, for the
8 courthouse to be constructed within the City of
9 Torrington's regional setting.

10 Among the sites I proposed were
11 redeveloping a section of Center Street and
12 assembling a parcel comprised of City Hall in
13 adjacent properties, including a controversial
14 portion of cemetery. I did anything to try to
15 keep this in the downtown area where it would do
16 the most good. A little bit of a crazy idea but
17 it helps when you're the mayor of a city this
18 size.

19 After not being successful in getting
20 my ultimate site selected, I urged all property
21 owners in the City of Torrington that met the
22 state's basic requirement to submit their parcels
23 for consideration and indeed the City of
24 Torrington partnered with a number of them and
25 provided technical assistance in assembling their

1 documentation. As a result we have seven viable
2 sights presented tonight.

3 The courthouse project represents a
4 significant investment in the city's future and
5 it is my sincere hope that the State of
6 Connecticut follow its own plan of conservation
7 and development and pick a location within the
8 regional center.

9 Marrying a courthouse with the
10 downtown redevelopment project makes good
11 financial sense, good smart growth and basically
12 good planning. The courthouse needs to be an
13 integral part of the downtown redevelopment
14 project that will include new retail, office,
15 housing as well as the river walk, traffic
16 improvement and a pedestrian friendly
17 environment. In addition, a downtown location
18 will not increase urban sprawl and the downtown
19 district has all the infrastructure and the city
20 services needed to accommodate the needs of a
21 large courthouse, its patrons and its employees.

22 I firmly believe the courthouse will
23 work in conjunction with the Warner Theater, the
24 Nutmeg Conservatory for the Arts and the overall
25 redevelopment efforts to revitalize downtown into

1 the cultural and economic club of Litchfield
2 County.

3 It is my hope that the process of
4 choosing a site for the construction of a new
5 courthouse will be as swift as humanly possible.
6 We in the City of Torrington are ready for a new
7 courthouse as is Litchfield County. Thank you.

8 THE CHAIRMAN: Next will be
9 Representative Willis.

10 REP. ROBERTA WILLIS: Thank you.
11 Nice to see you, Dave. I told you we'd be here.
12 It feels good.

13 Thank you very much for coming out
14 here on this night to Torrington to do this much
15 awaited part of the process. I want to thank you
16 all for the opportunity to testify tonight. For
17 the record, I'm State Representative Roberta
18 Willis, I represent the 64th District which
19 encompasses Torrington and four other small towns
20 in northwestern Connecticut.

21 I don't think any of us as elected
22 leaders and politicians in northwest Connecticut
23 are going to say which our favorite site is. If
24 we do, we have one, we're keeping it to
25 ourselves. We're obviously very anxious to get

1 this courthouse and to move it along. But I do
2 want to make a couple of points about it.

3 After the 30-year tug of war over the
4 courthouse the legislators of Litchfield County
5 came to an agreement in the 2004 session to
6 settle this longstanding impasse. This required
7 some serious compromises and promises to make it
8 work. In order to reach this arrangement we made
9 several conditions of our agreement, and I think
10 one of them really does relate to our site
11 selection process and I wanted to mention it here
12 tonight.

- . 13 In order to accommodate the needs of
14 the southern part of our district and
15 southwestern area, I guess in the New Milford
16 area, we were very sensitive to the distance that
17 might be required for people to travel to the new
18 site. You know, we believe that it was their
19 courthouse as well, and we wanted to make sure
20 wherever we located the courthouse that it would
21 be the closest to the downtown urban center, not
22 in the northmost northern reaches of Torrington
23 on the Winsted line. And that was a big issue
24 that we knocked around as legislators. So I
25 wanted to share that with you.

1 Secondly, we felt that this was very
2 consistent with the state's own plan of
3 conservation and development which encourages
4 that large state facilities be located in urban
5 regional centers where the population
6 infrastructure are which would be consistent with
7 our land use planning and there would be close
8 proximity to public transportation convenient to
9 highways. We think that these are some things
10 which we would hope that you would take into
11 consideration when you're going through your
12 grading of these seven properties.

13 So again I want to thank you tonight
14 for coming out here. We are so anxious and
15 looking forward to this, that it will be nice
16 about anything just about and we'll do everything
17 we can to make this work for this community and
18 for Litchfield County. So thank you.

19 THE CHAIRMAN: And our last public
20 official will be Sam Slaiby.

21 SAMUEL SLAIBY: I'm Sam Slaiby, I'm
22 chairman of the Torrington Housing Authority and
23 also president of Torrington Community Housing,
24 and between those two organizations we have
25 properties on each side of where ultimately --

1 the ultimate development will be for Torrington
2 redevelopment and on one side of the Nidec site.

3 I will in the interest of time ditto
4 all the kudos and thanks tonight. My stance is
5 personally the same one that was taken by Mayor
6 Quinn as far as the location. But specifically I
7 believe that the Nidec location would be very
8 conducive to the river walk and green area that
9 we were talking about along the Naugatuck River.
10 I think we can make it a very nice walk
11 connection between (inaudible) Park, the Nidec
12 area. Coming up the river we have the Torrington
13 Library, we have the Torrington parking lot and
14 then we have the Torrington Towers at the other
15 end, which is all already predominantly and it
16 would be very easy to a river walk scenario.

17 I firmly believe that the courthouse
18 belongs in downtown Torrington. I think that's
19 where it will do the most good socially,
20 economically and from a strictly aesthetic point
21 of view. But the important thing is that we
22 stand together as a community and do what we can
23 to move this process along quickly and
24 expeditiously. Thank you.

25 THE CHAIRMAN: Thank you. This would

1 be the time when we'll take public comments from
2 those in the audience. I just wanted to let you
3 know there is a list here. You can still if you
4 haven't signed up and at the very end, the last
5 speaker, you would like to, please come up at
6 that point and sign and then you'll be allowed
7 three minutes to make your comments.

8 The first speaker on the public
9 comment period will be Mr. Bruno Bagnachi.

10 BRUNO BAGNACHI: Thank you for the
11 opportunity to comment on the courthouse issue.
12 My name is Bruno Bagnachi, 210 Country Club Road,
13 Torrington, and I represent the view of several
14 friends and former employees of The Torrington
15 Company that the Timken site is a worthy
16 candidate for courthouse consideration.

17 A list of the names is attached to
18 the longer version of these comments which I'll
19 give you at the end of these comments. We remain
20 confident that the site not only will gain
21 (inaudible) on the final short list, but also
22 will emerge the winner in the runoff. There are
23 three reasons why we think this will happen.

24 First is the fact that the former
25 headquarters building is a masterpiece,

1 remediated and recently inhabited. It has an
2 adjoining parking lot so it can accommodate at
3 least 400 cars.

4 Second, it is probable that the job
5 to renovate and build the courthouse will not
6 take as long or be as expensive as a build from
7 scratch facility. That is selection of the
8 Timken site may prove to be beneficial for the
9 beleaguered taxpayer.

10 In the attachment to these comments
11 we offer some suggestions as to how the
12 headquarters building might be expanded to meet
13 the state's square footage requirement. Since
14 there was talk of tearing down and rebuilding, we
15 figured in the best interest of the taxpayer for
16 the DPW to develop two scenarios regarding the
17 Timken site. One, using the existing structure
18 in the cornerstone building and, two, destroying
19 the existing building and constructing an
20 entirely new one.

21 The third reason is the site's place
22 in Torrington's outstanding industrial history.
23 Some fruitful thought might be given as to how
24 the building could be turned into a tourist
25 attraction. There is a precedent for this kind

1 of complex. The State Library houses not only
2 it's own facilities, but also those of the Museum
3 of Connecticut History and the Connecticut
4 Supreme Court.

5 Further, there is something going on
6 in the redesign of Connecticut's downtown
7 centers. And that is the fact that communities
8 overhauling their downtown areas must also
9 consider their surrounding neighborhoods as part
10 of the overall revitalization process.

11 The Timken site is well placed in a
12 beautiful neighborhood setting, lending itself to
13 a casual walk from that location to the center,
14 taking in the history that turned the little
15 village of Wolcottville into an industrial
16 powerhouse. The challenge to make the area a
17 historical feature for tourists and residents
18 would be enormous but doable.

19 The courthouse presence in that
20 neighborhood would put pressure on the city to
21 redo and maintain the roads, curbings and
22 sidewalks from that site to the downtown
23 district. It certainly would act as a magnet for
24 people wanting to live in the old village known
25 as Wolcottville.

1 Most importantly, the courthouse
2 would partially regain The Torrington Company's
3 economic anchor position in the north end,
4 something that has been dwindling over the past
5 several years as that company and Timken
6 disengaged from the community.

7 THE CHAIRMAN: Excuse me, your three
8 minutes are up.

9 BRUNO BAGNACHI: In summary then, the
10 building on the site is modern and remediated.
11 It even looks like a courthouse. Parking space
12 would be ample.

13 Two, its use can ease the strain on
14 taxpayers' pocketbooks.

15 Three, it would play favorably to
16 Torrington's plan to revitalize the community.

17 And four, tucked nicely in the campus
18 of equally modernized buildings it can act as a
19 tourist magnet for the city that once was an
20 industrial giant.

21 Again, thanks for the opportunity to
22 speak and for your patience.

23 THE CHAIRMAN: The next speaker on
24 the list is Mr. Thomas Teti. If I mispronounce
25 your name, you'll be living with me for the next

1 six years, you can correct it.

2 THOMAS TETI: Good evening. First of
3 all, I would like to welcome the ladies and
4 gentlemen to Torrington. I know you've been here
5 before but as a private citizen I certainly
6 appreciate the patience of you being here
7 especially on a difficult night as it is and all
8 of you being out of town and having to travel
9 back home.

10 My name is Thomas S. Teti, my address
11 is Post Office Box 1491 and I've lived in
12 Torrington most of my life and I've lived in the
13 northern portion of Torrington most of my life as
14 well, near the Torrington post office, so I'm
15 quite familiar with the site.

16 Like our elected officials, I would
17 also like to see the process expedited as quickly
18 as possible and in order to do that -- first of
19 all, I should explain that my presentation takes
20 up approximately 10 minutes to 12 minutes to
21 present, so I am asking that that presentation be
22 entered into the record on my behalf and the
23 comments that I am making now are in addition to
24 the written documents that I've just given you.

25 I would like to see the courthouse

1 completed also in my lifetime. It's going to be
2 a magnificent building and as a private citizen
3 I'm very excited about it. I'm a former
4 councilor here in the City of Torrington. Many
5 years ago I served three consecutive terms in
6 1975 to 1981, and I have not been active in
7 politics since. However, if the courthouse
8 (inaudible) in this whole process has excited my
9 interest and I do want to, as a private citizen,
10 become quite involved in it.

11 I'm available for anyone who would
12 have any questions or comments as to my input
13 into the selection process. I'm available if you
14 care to call, so don't hesitate to ask if I can
15 be of any assistance.

16 I just want to finish with one point
17 as you go home tonight. We know that since 9/11
18 and more recently in the past year, we know that
19 we have problems at various courthouse sites
20 around the country. And so as you leave tonight
21 and traveling home, rather than thinking about
22 the word "money," I would hope that you would
23 think about the word "security." It was
24 mentioned in your presentation and it is a key
25 word here. Because if you use this word,

1 "security," and you think about these seven
2 sites, there is only one logical place for this
3 courthouse to be built.

4 We have in Torrington, we are very
5 fortunate to have an outstanding Chief of Police
6 and we have a highly trained police department.
7 And if you think about its location for just one
8 minute, you'll know what site I'm talking about.
9 They are within 30 seconds of a potential site in
10 case of an emergency, and I think that has to
11 carry in today's day and age a tremendous amount
12 of weight in the decision-making process. Much
13 more so than a part that may be contaminated, may
14 cost extra money, et cetera, et cetera.

15 And so I leave you with just that
16 thought tonight. Think about this word
17 "security." Think about the location of our
18 police department, in the event of an emergency
19 how rapidly they can respond and it is a logical
20 site and it should be the site of the coming
21 courthouse. Thank you very much.

22 THE CHAIRMAN: The next speaker will
23 be Mr. Gerry Zordan.

24 GERRY ZORDAN: Thank you for the
25 opportunity to address you this evening. My name

1 is Gerry Zordan. I live at 232 (inaudible) Hill
2 Road. I'm a life-long resident of Torrington. I
3 own a small factory here in town, employ 22
4 people and I'm also the chairman of the
5 Republican (inaudible) committee.

6 I believe that the courthouse should
7 be situated where it will have the most positive
8 economic impact and that is in the downtown area
9 where you have the other infrastructure that was
10 not mentioned here, being the restaurants and
11 other things that are available for use of the
12 people that will be at the courthouse.

13 Also, I'd just like to briefly
14 address something that is not on your list of
15 concerns, and that is that when you choose a site
16 for this courthouse you need to consider that you
17 want to minimize the loss of the existing tax
18 base. You also don't want to risk potentially
19 losing any businesses, any employers here in this
20 town and therefore losing potential jobs in this
21 town for the purpose of gaining this particular
22 thing. Thank you.

23 THE CHAIRMAN: The next speaker will
24 be Mr. Chuck Brower.

25 CHUCK BROWER: My name is Chuck

1 Brower. I'm a trial lawyer, I've tried cases in
2 the Litchfield Superior Court for 41 years. I'm
3 an eyewitness to the disastrous commissions that
4 exist there. I also spend a considerable amount
5 of my time right now in the restoration of
6 downtown and work with some of you people in this
7 room in that regard.

8 I feel very strongly about the
9 restoration of the downtown and spend a lot of my
10 time working toward that. I would like to say
11 also that I do not represent anybody involved in
12 any of these sites. I am here strictly as a
13 trial lawyer and a citizen of the city. I live
14 at 133 Eastwood Road in Torrington.

15 I also agree with the Mayor and
16 others who have said that I know that Torrington
17 will accommodate the site that's ultimately
18 chosen and that they will assist both the state
19 and the property owner in accommodating that site
20 to the construction of a courthouse.

21 I am going to talk about a couple of
22 the sites since I do not have the handicap of
23 being an elected official and I don't represent
24 anybody involved in any of the sites. But I
25 would say that I agree with the speakers that

1 have said that a downtown site is preferable to
2 maximize the opportunities for support services
3 and the availability of buildings which are
4 presently not now in use and that could be
5 available for satellite activities to the
6 courthouse.

7 The downtown site is also consistent
8 with this state's goal to support the economic
9 revitalization of the downtown and consistent
10 with the efforts of many groups, including Jeff's
11 group, to revitalize the downtown.

12 I think the Kelley site may present
13 some problems with regard to the proximity to the
14 Vogel (inaudible) School and the YMCA and
15 possibly Water Street traffic issues, although I
16 do agree that it is certainly something that
17 could be consistent with the revitalization of
18 the downtown.

19 I did not talk to Bruno before
20 tonight's meeting but I do agree with him that
21 the Timken site perhaps presents the best
22 opportunity for the state to, A, enhance the
23 downtown revitalization; B, create a campus-type
24 environment for the courthouse; C, possibly
25 utilize existing buildings; and D, not create a

1 traffic problem in the downtown.

2 I think that the out-of-town sites,
3 in addition to being inconsistent with our
4 efforts to develop the downtown, would be
5 possibly inconvenient for people coming from New
6 Milford and the farther reaches of the county.

7 So I would support a downtown site. I
8 think the Timken site is probably -- would be my
9 preference, and I look forward to an early
10 construction of the courthouse in the city and
11 I'm very happy that it's going to happen.

12 THE CHAIRMAN: And our next speaker
13 will be Jeff Lalonde.

14 JEFF LALONDE: My name is Jeff
15 Lalonde. While I'm not a resident of Torrington
16 I do make my living here. I live at 208
17 (inaudible) Drive in Goshen. I'm here
18 representing the Torrington Development
19 Corporation. We're a public private
20 organization. By that I mean there's a board of
21 21 members, 6 of which are public officials, 15
22 of which are from the private sector. We like to
23 think of ourselves as a same page organization.
24 We're out to accomplish the same result and that
25 is the development and redevelopment of the

1 downtown area of Torrington.

2 We were formed originally to utilize
3 state assistance and to drive the conceptual
4 master plan that is being drafted at present.
5 The master plan is being submitted to the DECD,
6 the Department of Economic Community Development,
7 for study and release soon. Obviously, as we
8 heard tonight, it's very good that the DPW and
9 that the DECD will act to coordinate efforts in
10 the release of that plan so appropriately the
11 ultimate siting of the courthouse can be taken
12 into consideration. That's a very important
13 element to us.

14 Early on in the process there was a
15 consensus agreement, a consensus compromise
16 reached by the area legislatures and the...

17

18 (End of Tape 1, side 2.)

19 (Tape 2, side 1.)

20

21 ...I'd like to quote from that
22 compromise, consensus compromise. It calls for
23 the courthouse to be constructed in an area
24 designated as a regional center of the state plan
25 of conservation and development. The state has

1 set the regional boundary whereas in Torrington,
2 and there are three sites that fall within that
3 regional center boundary. Those sites are the
4 Nidec site, the Timken site and the Kelley site.

5 The Torrington Development
6 Corporation endorses any of those three sites.
7 Could there be a preference as to one of those
8 sites? Certainly. And that deserves further
9 discussion and further analysis and of course
10 you're going to accomplish that in the next few
11 months.

12 I think it's very important to
13 understand that we would like to know the sites,
14 not down to one or two, but to one. The sooner
15 we get to one site the better, and if this
16 process narrows it to two or three, that's
17 wonderful, but it would be our preference that in
18 the narrowing from maybe two to three or four to
19 three to two, that a preferred site is suggested
20 so that it can get greater attention.

21 Some of the earlier things that I saw
22 tonight leads me to believe it's small bits of
23 information getting to be presented on specific
24 sites that will perhaps make them more attractive
25 for DPW and (inaudible). I know we've had the

1 issues of lawyers coming from New Milford who
2 would like to address that. The downtown area is
3 key to us, it's key to the development, it's key
4 to what the Torrington Development Corporation is
5 all about.

6 We're sort of stymied right now,
7 we've been promised the opportunity to have up to
8 30 million dollars in state bonding to redevelop
9 and develop downtown Torrington, but we're on
10 hold and we're on hold because we're waiting for
11 courthouse selection. Might we do something else
12 in the meantime as development corporation? Yes.
13 But tonight's measure is to get the courthouse
14 sited as soon as possible.

15 Again, we endorse the the three
16 sites, we thank you for your early attention to
17 the process.

18 Earlier DPW was talking about RFPs
19 that included up to six acres, and narrowed it
20 down to a much more acceptable range of 3.75
21 acres and has been very cooperative to date. We
22 hope that continues. Thank you.

23 THE CHAIRMAN: And our next speaker
24 will be Kerry Palmer.

25 KERRY PALMER: My name is Kerry

1 Palmer, I live at 57 Meadowbrook Lane.

2 I'm going to read a portion of the
3 letter I've already sent to Mr. McMahon. My
4 concern is the O&G site at Kennedy Drive. My
5 concern is the high density residential land use
6 right outside that photograph.

7 I have to believe that no one would
8 place this courthouse in an area with so many
9 families. I tell myself of all the other sites
10 listed, this particular site cannot possibly be
11 the choice by any of the powers that be.

12 However, I feel that it is necessary that I
13 express my concern to you so that you are aware
14 of the many families whose children of all ages
15 that will be in the neighborhood of this
16 facility.

17 Frankly, the thought of the criminal
18 element in my back yard frightens me. I
19 understand that many of these people -- excuse
20 me, I understand that many of the people entering
21 this building are harmless. Nevertheless, I see
22 the prospect of putting this type of facility in
23 the vicinity of a residential area as looking for
24 trouble.

25 In addition to the children of the

1 neighborhood, many of the children of the city
2 use Alvord Park Road (phonetic) as a gateway to
3 Alvord Park from spring through fall. They ride
4 on their bicycles, they head up to the BMS track,
5 (inaudible) at any given day of the week. High
6 school children are walking to and from school
7 alone during the school year. Not to mention you
8 would really need to save the land and other
9 sites already in waiting for active facilities to
10 replace the vacant lots and buildings.

11 I'd also like to stress to O&G that I
12 won't be standing here every time they go to
13 build something. They want to build a nice
14 church or a petting zoo, they're more than
15 welcome.

16 (Laughter.)

17 THE CHAIRMAN: Thanks a lot.

18 KERRY PALMER: Thank you.

19 THE CHAIRMAN: Our next speaker is
20 Jim Zeller.

21 JIM ZELLER: My name is Jim Zeller.
22 I do reside at 58 Rockledge Group in Torrington.
23 I'm appearing tonight on behalf of 616 Main
24 Street Associates, LLC and 75 Winsted Road
25 Associates, LLC. Both of those companies are

1 family-owned real estate entities. We are one of
2 the two companies that got knocked out along the
3 way, so in deference to Jeff (inaudible), I'm
4 almost asking to backtrack a little bit.

5 The reason I'm here, and I do have
6 comments which I'd like to submit into the record
7 that are a little bit more in depth, that
8 realistically until tonight we had not received
9 any written word, although we had received your
10 confirmation that we were out of the running. In
11 taking a look at the submission or at least the
12 criteria that the state was looking at, and as I
13 read through it, one of the criteria was that you
14 had to own the property or have a beneficial
15 interest in it.

16 The property that I'm talking about
17 for those that might not be familiar with it, is
18 the old Pheoll building. It's on North Elm
19 Street, Route 4, between Norwood and Forest
20 Streets, right around that area. It's a stone's
21 throw really from the Timken site that's being
22 considered.

23 But as we submitted the sites we have
24 approximately three and a half or just better
25 than that, acres that we had owned for quite some

1 time. In the interim we did go out and at the
2 time of the submission we did have a third parcel
3 under contract from Boston & Maine Railroad.
4 That contract, at least it's our position, did
5 give us some rights at least in which we did meet
6 the size criteria, and so we're a little
7 surprised to hear that we were knocked out for
8 that reason. In (inaudible) we have closed on
9 that contract, we purchased the property, the
10 deed's been recorded, we own in excess of three
11 and three-quarter acres there.

12 As recently as January 31st we did
13 receive a letter from the state asking us to send
14 back some additional information. We responded
15 in a timely fashion and did so. Am I asking you
16 to put us in the running? Yes, I am. As I
17 mentioned I'd like to see if we could keep our
18 hat in the ring. If we are knocked out for other
19 reasons there are a lot of good sites to choose
20 from. We are certainly in favor of having this
21 courthouse somewhere in the downtown area of
22 Torrington. We just really would like you to
23 consider us still a viable project. We do
24 believe that we did meet all the criteria.
25 Thanks.

1 THE CHAIRMAN: And our next speaker
2 is Audrey Blondin.

3 AUDREY BLONDIN: Thank you so much.
4 Eight years ago I remember it well. We were
5 there. I'm Audrey Blondin, 66 Common Plain
6 (phonetic), Litchfield. I'm also with my husband
7 a commercial property owner, 379 Prospect Street
8 in Torrington.

9 I'm a former member of the Litchfield
10 Board of Selectmen. I served on the Board of
11 Selectmen for ten years. For five of those years
12 Dave and I and others advocated passionately as
13 you all know for the courthouse in Litchfield.
14 Let me digress and say now that Dave has taken on
15 the project here in Torrington, you are extremely
16 lucky and extremely fortunate. Dave, we call him
17 "Courthouse Dave," I suspect that name will
18 continue, is a fabulous person. He is going to
19 do an outstanding job here in Torrington and
20 we're real lucky to have him and he will work
21 very well I know with our wonderful mayor and our
22 elected officials to get this done.

23 And I'm here speaking now as a
24 property owner in Torrington for more than 20
25 years along with my husband. I am here as a

1 former member, as I said, of the Litchfield Board
2 of Selectmen, at that time through two different
3 sites, those sites were rejected in Litchfield
4 because they did not comply with the state's plan
5 of development. So now you've got seven sites
6 available here, I believe that it is imperative
7 that one of those sites be selected that is
8 downtown within the plan of development. It
9 doesn't make any sense at all for us to have been
10 rejected in Litchfield, which there were a lot of
11 issues with that, but first and foremost because
12 both of those sites did not comply with the plan
13 of development and now you are looking at sites
14 that are outside plan.

15 I believe you need to look within the
16 downtown. I think that as Sam said, you talk
17 about the community of Litchfield, I firmly feel
18 that we're talking about the region of Litchfield
19 County.

20 It is imperative that the courthouse
21 be built. I am an attorney for more than 25
22 years. Last night we met, a group of us, the
23 Litchfield County Association of Women Attorneys
24 that Judge (inaudible) and myself and others have
25 founded, and there were 25 women there and half

1 of them were the next generation now. So I got
2 up and made a little presentation about, oh, you
3 know, let me update you on what's happening with
4 the courthouse and listen, it's been 25 years
5 since I started practicing here when we were
6 talking about building a new courthouse for
7 Litchfield County. It's not done but it's going
8 to get done now, we've got some great leadership
9 here and I just urge you, as I said, to think of
10 us regionally, not just locally, and put it in
11 downtown Torrington. Thank you.

12 THE CHAIRMAN: And our next speaker
13 will be Ms. Jo Ann Ryan.

14 JO ANN RYAN: I thank you all very
15 much for being here. Jo Ann Ryan, I reside at
16 155 Cypress Court in Torrington, but I'm here
17 representing both the Northwest Connecticut
18 Chamber of Commerce and the Northwest Connecticut
19 Economic Development Corporation.

20 I'd like to thank you for your
21 decision to build the new courthouse in
22 Torrington. This decision is critical to the
23 economic future of our entire region and
24 consistent with the mission of both the chamber
25 and the economic development corporation to

1 improve and enhance the economic climate of our
2 region and ultimately create jobs and improve the
3 quality of life for all of us.

4 I personally do not have the
5 expertise to determine which is the best site,
6 but I would encourage you that the choice must be
7 consistent with the local economic development
8 plans and the revitalization and redevelopment of
9 downtown Torrington. (Inaudible) statistics do
10 show that Torrington is the economic hub of the
11 region and it must remain that way.

12 Last, I might add that we are really
13 not such a patient group although we have been
14 waiting for a long time. So I would encourage
15 the speeding up of this process because its
16 decision and the construction of the new
17 courthouse is vital to our economic future.
18 Thank you.

19 THE COURT: And right now the last
20 speaker that signed up for tonight, and again
21 after this speaker if there's anybody else you're
22 more than welcome to come up and sign in and
23 talk, is Ms. JoAnn Serkey.

24 JOANN SERKEY: Hi, I'm JoAnn Serkey.
25 My husband and I own a business on Winsted Road

1 in Torrington. And my thoughts like some of the
2 other (inaudible) business owners, and we kind of
3 feel a little left out maybe because of all the
4 hubbub about revitalization of business in
5 downtown Torrington, that there's businesses on
6 the outskirts of town too, but that's really not
7 why I'm talking tonight.

8 It's great that the courthouse is
9 coming to Torrington and I'll probably -- I'm not
10 a politician, I probably never will be after this
11 statement, but I don't think it should be based
12 on solely economic development of the town of
13 Torrington. It is a county courthouse, it should
14 be made easily accessible for all residents of
15 the county who are going to use the courthouse
16 for whatever their particulars may be. And
17 economic cost of the courthouse, I'm sure you're
18 aware, should be considered as far as demolition
19 costs, grading costs, construction costs and
20 things like that.

21 So I just wanted to have my say and
22 thank you very much.

23 THE CHAIRMAN: Thank you very much.
24 Is there anybody else that at this point in time
25 would like to put some public comments forward in

1 the record?

2 Oh, there is. There's one more
3 person and that is Mr. Dan Pullium?

4 DAN PULLIUM: Dan Pullium, I live at
5 140 Hoerle Boulevard here in Torrington. I also
6 serve as the chairman of the Democratic Town
7 Committee. And I couldn't resist the opportunity
8 to come out and agree with my Republican Town
9 Committee chairman and just say that Torrington
10 has been waiting for a courthouse for a very long
11 time and the downtown sites that you have to
12 review and to look at at this time I think are
13 the most beneficial and the most consistent with
14 the plan of development here in Torrington and
15 for the state. And I wish you well in your
16 decision-making process and hope that it's done
17 sooner rather than later. Thank you.

18 THE CHAIRMAN: I think that really
19 wraps up the public scoping meeting, we have our
20 public (inaudible). And I'd like to thank
21 everybody that came out. The snow unfortunately,
22 you know, created a little bit of an issue. But
23 you heard tonight that everybody wants to get it
24 quicker than later, so there was no reason to
25 postpone this meeting. So I think we beat our

1 deadline already by a few weeks.

2 But with that I'd like to again thank
3 everybody for coming out here on such a night.
4 It is an exciting process. I think the city is
5 well positioned in accepting such a large capital
6 investment by the state. We haven't forgot our
7 friends in Litchfield that certainly will also
8 take care of the historic courthouse down on the
9 green.

10 So again thank you for coming out,
11 and just one last thing, if you have anybody that
12 you know that wanted to come tonight but didn't,
13 they certainly have a period of time,
14 approximately about a week -- March 28th? --
15 March 28th, Monday, to get written comments in.
16 So get them in and certainly they will be
17 considered at this point in time in the public
18 scoping of these sites.

19 Thank you very much.

20

21 (End of tape recording.)

22

23

24

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CERTIFICATE

I hereby certify that the foregoing 41
pages are a complete and accurate transcription to
the best of my ability of the Torrington Courthouse
Environmental Impact Evaluation Public Scoping
Meeting, held at the Torrington Town Hall, March 23,
2005, in Torrington, Connecticut.

Wynne Knott

Transcriptionist

4-13-05

Date